

ZONING REGULATIONS
OF THE
TOWN OF OLD SAYBROOK, CONNECTICUT

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Effective Date:	October 15, 1973, 9:00 a.m.
As Amended Through:	July 1, 1986

OLD SAYBROOK ZONING COMMISSION

Reprinted: July 1, 1986

OLD SAYBROOK ZONING COMMISSION

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ARTICLE I

GENERAL PROVISIONS

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SECTION 1 - PURPOSE

- 1.1 Purpose: These Regulations are adopted for the purposes set forth in the General Statutes of the State of Connecticut, namely:
- 1.1.1 to lessen congestion in the streets;
 - 1.1.2 to secure safety from fire, panic, flood and other dangers;
 - 1.1.3 to promote health and the general welfare;
 - 1.1.4 to provide adequate light and air;
 - 1.1.5 to prevent the overcrowding of land;
 - 1.1.6 to avoid undue concentration of population; and
 - 1.1.7 to facilitate the provision for transportation, water, sewerage, schools, parks and other public requirements.
- 1.2 Plan: The Regulations are made in accordance with a comprehensive plan, with due consideration for the recommendations of the Plan of Development of the Town, with reasonable consideration as to the character of each district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town.

SECTION 2 - JURISDICTION

- 2.1 Jurisdiction: Within the Town of Old Saybrook, excluding the Borough of Fenwick, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with these Regulations. No lot or land shall be subdivided, conveyed or encumbered so as 1) to make said lot or land nonconforming or more nonconforming to these Regulations, 2) to make any use, building or other structure nonconforming or more nonconforming, 3) to reduce any setback, yard, open space or off-street parking and loading spaces to less than is required by these Regulations or 4) to make any nonconforming setback, yard, open space or off-street parking and loading spaces more nonconforming.
- 2.2 Nonconformity: Any use, building or other structure or any lot which existed lawfully, by variance or otherwise, on the date these Regulations or any amendment hereto became effective, and fails to conform to one or more of the provisions of these Regulations or such amendment hereto, may be continued subject to the provisions and limitations of Section 10.

SECTION 3 - CERTIFICATE OF ZONING COMPLIANCE

- 3.1 Certificate: No building or other structure, or part thereof, shall be constructed, reconstructed, enlarged, extended, moved or structurally altered until an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE has been approved by the Zoning Enforcement Officer. No land, building or other structure, or part thereof, shall be used or occupied, or changed in use, until an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE therefor has been approved by the Zoning Enforcement Officer and until a CERTIFICATE OF ZONING COMPLIANCE therefor has been issued by the Zoning Enforcement Officer certifying conformity with these Regulations. No APPLICATION or CERTIFICATE, however, is required for a farm, forestry, truck garden or nursery use having no building or other structure in connection with such use. All APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE shall be submitted and approved in accordance with the provisions of Section 72; all CERTIFICATES OF ZONING COMPLIANCE shall be issued in accordance with such Section.
- 3.2 Conflict with Amendments: No APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved by the Zoning Enforcement Officer authorizing a proposed use of land, building or other structure or proposed construction, reconstruction, enlargement, extension, moving or structural alteration of a building or other structure which does not conform to any proposed amendment of these Regulations if the first notice of a public hearing to consider such amendment has been published in a newspaper as required by the General Statutes of the State of Connecticut. If, however, the proposed amendment has not been adopted by the Commission and made effective within 65 days from the date of such public hearing, the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE may be approved by the Zoning Enforcement Officer.

SECTION 4 - DISTRICTS

- 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 AA-3 District	AA-3
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
Marine Commercial	MC
Marine Commercial Limited	MCL
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

- 4.2 Special Districts: The following are additional classes of districts established in accordance with ARTICLE V:

- 4.2.1 Flood Plain District: The Flood Plain District is a class of district in addition to and overlapping one or more of the other districts. The boundaries of the Flood Plain District and the special requirements applicable therein are as specified in Section 54.
- 4.2.2 Condominium District: The Condominium District is a class of district established in accordance with Section 55.
- 4.2.3 Aquifer Protection District: The Aquifer Protection District has a Map Code "AP" and is a class of district in addition to and overlapping one or more of the other districts. Special requirements applicable in the Aquifer Protection District are as specified in Section 57. *

- 4.3 Conservation Zone: The Connecticut River Gateway Conservation Zone, herein referred to as "Conservation Zone," is established by the Connecticut General Assembly under Public Act 73-349, and the boundaries of such Zone, which may be amended from time to time by the General Assembly, are shown on the Zoning Map for informational purposes in order to indicate the portion of the Town of Old Saybrook in which particular provisions of these Regulations are applicable.
- 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

- 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.
 - 5.1.3 "Supplementary Map Number Three (North Cove)", dated April 18, 1983; revised May 13, 1983, revised May 27, 1983.
 - 5.1.4 "Supplementary Map Number Four (Riverfront)", dated April 18, 1973; revised May 13, 1983, revised May 27, 1983.
 - 5.1.5 "Supplementary Map Number Five (Ferry Point/Hydes Creek)", dated April 18, 1983; revised May 13, 1983, revised May 27, 1983.
 - 5.1.6 "Supplementary Map Number Six (Aquifer Protection District)", dated April 15, 1985.*
- 5.2 Interpretation of Map: Where a question arises as to exact boundaries of a district shown on the Zoning Map, the Zoning Commission shall by resolution determine the location of the boundary, giving due consideration, among other factors, to the indicated location of the boundary on the Zoning Map, the scale of the Zoning Map, the location of property lines and the expressed intent and purposes of these Regulations.
- 5.3 Extension of Use: Where the boundary of a district divides a lot, the existence of which lot is evidenced by deed or deeds recorded in the land records of the Town of Old Saybrook on the effective date of these Regulations or on the effective date of any amendment of these Regulations establishing such boundary, the Zoning Commission, in accordance with the provisions of Section 52, may grant a Special Exception authorizing a use of land, buildings and other structures permitted in one district to be extended into the other district for a distance of not more than 30 feet.

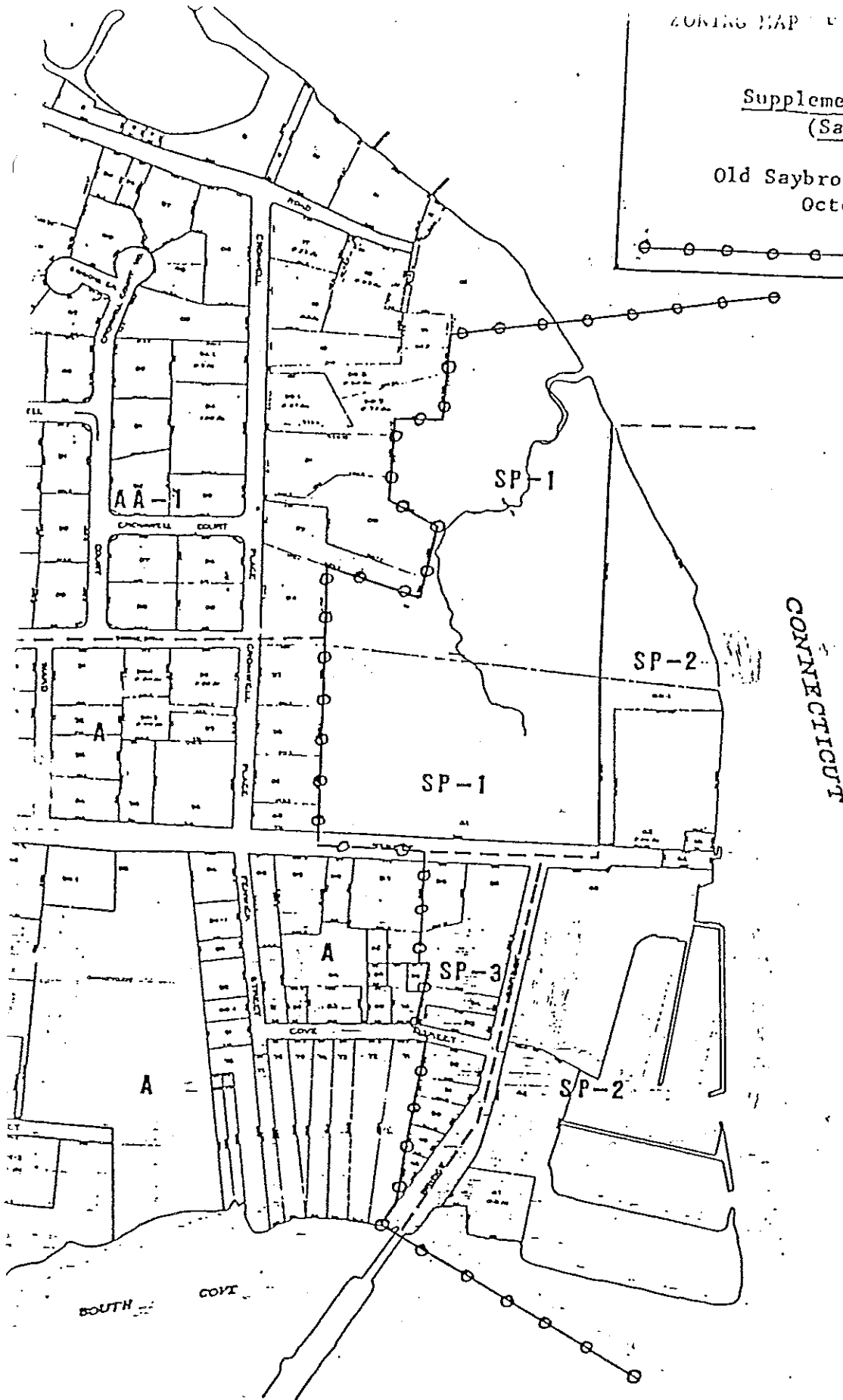
ZONING MAP OF THE TOWN OF OLD SAYBROOK
CONNECTICUT

Supplementary Map Number Two
(Saybrook Point)

Old Saybrook Zoning Commission
October 15, 1982

○ Saybrook Point District

Attachment #1



SECTION 6 - PERMITTED USES

6.1 Uses: Land, buildings and other structures in any district may be used for one or more 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 65.
- 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, whirlligig, 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.

SECTION 7 - AREA, LOCATION AND BULK STANDARDS

7.1 General: The following regulations shall apply to the area, shape and frontage of lots and the location and bulk of buildings and other structures in each district under ARTICLES II, III and IV.

7.2 Lot Area, Shape and Frontage: Each lot shall have at least the minimum area as specified in the district. Each lot to be used for a dwelling shall have at least the minimum area as specified in the district, and each lot to be used for a dwelling containing more than one (1) dwelling unit shall have at least the minimum additional area for each dwelling unit in the dwelling in excess of one (1) specified in the district. Each lot shall be of such shape that a square with a minimum dimension specified in the district will fit on the lot and, in Residence Districts, shall also have the minimum width along the building line specified in the district. Each lot shall have the minimum frontage on a street specified in the district.

7.2.1 Exceptions: The lot area, shape and frontage requirements shall not be construed to prohibit condominium ownership of a building or buildings on a lot meeting the requirements specified in the district; the lot area, shape and frontage requirements shall not be construed to prohibit other forms of ownership of a portion of a building and its related lot provided that a SPECIAL EXCEPTION therefore has been approved by the Zoning Commission in accordance with Section 52 and a subdivision map therefor has been approved by the Planning Commission in accordance with the standards of the Subdivision Regulations of the Town of Old Saybrook and recorded in the Office of the Old Saybrook Town Clerk.

7.3 Height: No building or other structure shall exceed the number of stories and/or the maximum height, whichever is less, as specified in the district. This limitation, however, shall not apply to the following, provided that, if located on a lot in a Conservation Zone, a SPECIAL EXCEPTION therefore has been approved by the Zoning Commission under the provisions of Section 52: ornamental cupolas, belfries, chimneys, flag or radio poles, silos, bulkheads, water tanks and towers, hose towers or scenery lofts or towers, churches, or Town buildings and structures, nor to tanks and elevator, heating, ventilating, airconditioning or similar equipment located on the roof of a building and not occupying more than 25% of the area of the roof; except in the Conservation Zone the additional height shall not occupy more than 10% of the roof area.

7.3.1 Height in a Conservation Zone: In a Conservation Zone, no building or other structure shall exceed the number of stories and/or maximum height, whichever is less, as specified for that portion of the district in such Zone.

- 7.4 Setbacks: No building or other structure shall extend within less than the minimum distances of any street line, rear property line, other property line or Residence District boundary line as specified in the district, subject to the following exceptions and additional limitations:
- 7.4.1 Signs: Certain permitted signs, as specified in Section 62, may extend within lesser distances of a property or street line.
- 7.4.2 Projections: Pilasters, belt courses, sills, cornices, marquees, canopies, awnings, eaves and similar architectural features and open fire escapes may project into the area required for setback from a street line, property line or Residence District boundary line for the distance specified in the district.
- 7.4.3 Additional Setbacks: In any district, any portion of a building or other structure, which portion exceeds 35 feet in height, shall be set back from any street line, property line or Residence District boundary line by two (2) additional feet for each foot or fraction thereof by which such portion exceeds 35 feet in height.
- 7.4.4 Narrow Streets: The required setback from a street line of a street having a width of less than 50 feet shall be increased by one half of the difference between 50 feet and the actual width of the street.
- 7.4.5 Railroads: In Business, Marine and Industrial Districts no setback is required from the right-of-way line of a railroad.
- 7.4.6 Form of Ownership: The setback requirements shall not be construed to prohibit condominium ownership of a building or buildings which otherwise conform to such requirements; the setback requirements shall not be construed to prohibit other forms of ownership of a portion of a building and its related lot provided that a SPECIAL EXCEPTION therefor has been approved by the Zoning Commission in accordance with Section 52 and a subdivision map therefor has been approved by the Planning Commission in accordance with the standards of the Subdivision Regulations of the Town of Old Saybrook and recorded in the Office of the Old Saybrook Town Clerk.
- 7.4.7 Fences, Walls and Terraces: The required setback distances shall not apply to fences or walls six (6) feet or less in height nor to necessary retaining walls or to unroofed terraces, but no fence, wall or terrace shall be located within the right-of-way of any street.

7.4.8 Accessory Buildings in Residence Districts: In Residence Districts, unattached accessory buildings or structures which are less than 20 feet in height and 400 square feet in floor area may meet the lesser setback requirements for minor accessory buildings and structures as specified in the district. Storage sheds on permanent foundations are considered minor accessory buildings.

7.4.9 Special Setbacks in Conservation Zone: In a Conservation Zone, no building or other structure shall extend within less than 50 feet of the Connecticut River or any of its tributaries or its associated wetlands as identified and defined in Sec. 22a-32 and 22a-38 of the Connecticut General Statutes, except that such special setback shall not be applicable to buildings and other structures used for the following purposes when a SPECIAL EXCEPTION therefor has been approved by the Zoning Commission under the provisions of Section 52:

- a. accessory uses, other than for human occupancy; and
- b. uses permitted under Par. 35.1.3, 35.1.5, 35.1.6, 35.1.7, 36.1.7, 36.1.8, 37.1.7, 37.1.8, 37.1.9 and 37.1.10.

7.4.10 Special Setbacks from Wetlands: No building or other structure shall extend within less than 50 feet of a tidal wetland or inland wetlands, except that such special setback shall not be applicable to buildings or other structures used for purposes under Par. 35.1.3, 35.1.5, 35.1.6, 35.1.7 when a SPECIAL EXCEPTION therefor has been approved by the Zoning Commission under the provisions of Section 52.

7.5 Building Bulk and Coverage: The total floor area of all buildings and other structures on any lot, excluding basements, shall not exceed the percentage of lot area as specified in the district, and the aggregate ground coverage of all buildings and other structures on any lot shall not exceed the percentage of lot area as specified in the district.

7.5.1 Form of Ownership: The floor area and coverage requirements shall not be construed to prohibit condominium ownership of a building or buildings which otherwise conform to such requirements; the floor area and coverage requirements shall not be construed to prohibit other forms of ownership of a portion of a building and its related lot provided that a SPECIAL EXCEPTION therefor has been approved by the Zoning Commission in accordance with Section 52 and a

subdivision map therefore has been approved by the Planning Commission in accordance with the standards of the Subdivision Regulations of the Town of Old Saybrook and recorded in the Office of the Old Saybrook Town Clerk.

- 7.5.2 Coverage in Conservation Zone: The aggregate ground coverage of all buildings and other structures on any lot in the Conservation Zone shall not exceed the percentage of lot area as specified for that portion of the district in such Zone.

SECTION 8 - ADDITIONAL STANDARDS

- 8.1 General: The requirements hereinafter specified are supplementary to and in addition to standards set forth elsewhere in these Regulations.
- 8.2 Plans: Site plans and architectural plans, when required to be submitted under these Regulations in connection with an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE, shall conform to the following standards:

8.2.1 Site Plan: A site plan shall be drawn on one (1) or more sheets 24" by 36" and at a scale of not less than 50 feet to the inch. Additional details and specifications shall be drawn at the same sheet size and scale or such other size and scale as may be appropriate in accordance with good design practice. The site plan shall be prepared by a professional engineer, architect, land surveyor and/or landscape architect licensed to practice in the State of Connecticut and as required by law. The site plan, including details and specifications, shall show all of the following information, both existing on the premises and proposed to be established, as applicable to the particular APPLICATION:

- a. property lines of the lot, and any lines delineating a portion of the lot to be used under the APPLICATION;
- b. existing contours and proposed grading contours at an interval not exceeding two (2) feet, or equivalent ground elevations, based on Mean Sea Level (National Geodetic Vertical Datum of 1929), including identification of a bench mark at the site;
- c. buildings, structures and retaining walls;
- d. signs and outdoor illumination facilities;
- e. street rights-of-way adjoining or serving the lot;
- f. street pavement, driveways, curbs and sidewalks, and the specifications therefor;
- g. off-street parking and loading spaces, and access aisles and turning areas therefor;
- h. outside storage areas and provision for solid waste storage and disposal;
- i. all other paved areas;
- j. water courses, water bodies and tidal and inland wetlands, and the boundaries of U. S. Soil Conservation Service soil types;

- k. storm drainage, sewage disposal and water supply facilities, and the soil tests locations, results and engineering computations therefor;
- l. docks, wharfs and bulkheads;
- m. provisions for soil erosion and sediment control in accordance with Section 66, unless a separate Soil Erosion and Sediment Control Plan is submitted as specified in Section 66; *
- n. in a Flood Plain District, the flood plain boundary and the base flood and floor elevation data as specified in Par. 54.2.3, based on the datum specified in Par. 8.2.1b above;
- o. landscaping, including trees, shrubs, lawn, seeding, fences, screening and other landscape features, as well as lines delimiting any natural terrain not to be disturbed;
- p. a schedule specifying the area of the lot, the amount of floor area, building ground coverage and total coverage by building and paving in square feet and as a percent of the lot, and the basis for computation of required off-street parking and loading spaces;
- q. a location map showing the lot in relation to streets and properties in the neighborhood, and
- r. north point, name and seal of the preparer of the plan, date of preparation and all revision dates plus an identification of the plan item revised. **

When more than one sheet is used to show the layout features of a site plan, a master or composite sheet shall be provided at an appropriate scale showing the principal features of the Site Plan, such as but not limited to lot lines, buildings, parking and loading, driveways, systems for drainage, sewage disposal and water supply, wetlands and water courses, soil types and the Flood Plain District. When required by the Commission, the applicant shall file a Cash, Savings Account, or Surety Bond, in form acceptable to the Commission, in such amount as the Commission deems sufficient to insure the faithful performance of the work in accordance with the provisions of this Section; this may be waived by the Commission.

8.2.2 Architectural Plans: Architectural plans shall include all proposed buildings, structures and signs and all existing buildings, structures and signs proposed to be reconstructed, enlarged, extended, moved or structurally altered. Architectural plans may be in preliminary form but shall include exterior elevation drawings, generalized floor plans and perspective drawings, prepared, except for drawings for signs, by an architect or professional engineer licensed to practice in the State of Connecticut.

- 8.2.3 Noncommercial Cutting Plan: For any lot in a Conservation Zone the plans shall include a noncommercial cutting plan showing the following: the existing mix of forest tree species, their approximate height, age and density; and a description of the cutting or removal activities to be undertaken.
- 8.3 Indoor Restaurants: Indoor restaurants and other indoor food and beverage service establishments shall serve customers only when they are seated at tables or counters. At least 75% of the seats at tables or counters shall be located within an enclosed building. Such establishments may provide a food take-out service when a) the service and transfer of food and beverages to customers is located within an enclosed building, b) such food is intended for consumption off the premises, and c) such service is clearly incidental to a primary permitted indoor food and beverage service establishment where customers are served only when seated as herein specified.
- 8.4 Accessory Uses: Accessory uses shall not include uses which are otherwise not permitted or specifically prohibited in the District. In Residence Districts, accessory uses shall also conform to the following additional standards and conditions:
- 8.4.1 The accessory use shall be located on the same lot with the use to which it is accessory.
- 8.4.2 Accessory uses may include a boat landing and dock to accommodate no more than two (2) boats.
- 8.4.3 Accessory uses may include off-street parking spaces and private garages, but except in connection with a farm or a SPECIAL EXCEPTION use, there shall be no more than one (1) commercial vehicle parked on any lot, and such vehicle shall not exceed 1½ tons capacity.
- 8.4.4 No part of a lot located in any of the Residence Districts shall be used for access to a use not permitted in such District.
- 8.5 Professional Office in a Dwelling Unit: A professional office in a dwelling unit located in a Residence District is an additional use for which a CERTIFICATE OF ZONING COMPLIANCE is required. Such office shall be used only for the office of person engaged in a recognized profession, such as physicians, dentists, lawyers, engineers, architects, land surveyors, teachers and clergymen, who through training and experience are qualified to perform services of a professional as distinguished from a business nature. The person conducting the office shall reside in the dwelling unit, and there shall be no more than two (2) nonresident persons employed in connection with such office. The floor area used for the office shall not exceed one third of the floor area of the dwelling unit.

- 8.6 Home Occupation in a Dwelling Unit: A home occupation in a dwelling unit located in a Residence District is an additional use for which a CERTIFICATE OF ZONING COMPLIANCE is required. A home occupation consists of an activity conducted for gain and shall conform to the following standards and conditions:
- 8.6.1 The person conducting the home occupation shall reside in the dwelling unit, and there shall be no more than one (1) nonresident person employed in connection with such occupation.
 - 8.6.2 There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.
 - 8.6.3 The home occupation shall be confined to but one (1) floor of the dwelling unit and not more than 25% of such floor shall be so used.
 - 8.6.4 No finished consumer goods shall be acquired outside the dwelling unit for sale in connection with a home occupation within the dwelling unit.
 - 8.6.5 The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the neighborhood.
 - 8.6.6 The APPLICATION for a ZONING PERMIT shall be signed by the person or persons proposing to conduct the home occupation and shall be accompanied by a detailed description of the proposed use. Each CERTIFICATE OF ZONING COMPLIANCE shall automatically terminate when the applicant no longer resides in the dwelling unit.
- 8.7 Renting of Rooms: The renting of rooms in a dwelling unit located in a Residence District is an additional use for which a CERTIFICATE OF ZONING COMPLIANCE is required. The person renting the rooms shall reside in the dwelling unit. No accessory building shall be used for renting of rooms, and there shall be no provision for cooking facilities in or available to such rooms except the principal cooking facilities of the dwelling unit.
- 8.8 Farms: Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock, shall conform to the following additional standards and conditions:
- 8.8.1 Farms shall not include commercial piggeries, and there shall be no commercial slaughtering, fertilizer manufacturing or any commercial reduction of animal matter.
 - 8.8.2 No livestock shall be kept on a lot of less than five (5) acres and any building in which livestock or poultry are kept shall

not extend within less than 150 feet of any property or street line, except as follows:

- a. horses or ponies may be kept on a lot of less than five (5) acres provided that the lot contains an area of not less than 40,000 square feet for each such animal and the total number thereof does not exceed three (3); and
- b. an aggregate of not more than 20 chickens or other poultry may be kept on any lot if kept in a building or enclosure conforming to the setback requirements for buildings and other structures.

8.8.3 No commercial greenhouse shall extend within less than 150 feet of any property or street line.

8.9 Minimum Access: No dwelling shall be constructed, and no building shall be changed in use for occupancy as a dwelling, unless located on a lot which has a frontage of not less than 20 feet on a street or on a private right-of-way or exclusive access easement which is everywhere 20 feet or more in width and connecting to a street.

8.10 Corner Visibility: On any corner lot there shall be no building, structure, fence, wall or planting, located within a triangular space on the lot bounded by the two intersecting street lines and a straight line connecting a point on one street line 25 feet from the intersection with a point on the other street line 25 feet from the intersection, so as to obstruct a clear line of sight anywhere across such triangle between an observer's eye at an elevation 3.5 feet above one street line and an object one (1) foot above the other street line, except that any building may extend to within the minimum distance of a street line as specified in these Regulations. Any fence, wall or planting which so obstructs such line of sight shall not be considered a nonconformity authorized to continue under the provisions of Par. 2.2.

8.11 Minimum Floor Elevation: Within the Flood Plain District, any building or other structure that is to be constructed, moved or substantially improved shall have a lowest floor elevation including basement as specified in a certain ordinance entitled "Flood Plain Management Ordinance, Town of Old Saybrook, Connecticut".

8.12 Minimum Building Size: Certain buildings shall conform to minimum size requirements as follows:

8.12.1 All dwellings in any district, where permitted, and other than dwellings for elderly and/or handicapped persons approved under a SPECIAL EXCEPTION as specified in Par. 52.7.10, shall have a minimum of 750 square feet of ground coverage.

8.12.2 All buildings in Business and Marine Districts and Industrial Districts, other than buildings accessory to permitted dwellings, shall have a minimum of 750 square feet of ground coverage.

8.13 Liquor Establishments: No establishment where alcoholic beverages are sold for on-premise or off-premise consumption shall be located on any lot within a 500 foot radius of any property on which a school is located.

* 8.14 Accessory Apartments: An apartment dwelling unit that is accessory to a single detached dwelling for one (1) family is a use subordinate to such dwelling and an additional use for which a CERTIFICATE OF ZONING COMPLIANCE is required. The following standards, conditions and procedures are applicable to the establishment of such accessory apartment:

8.14.1 The accessory apartment shall be located within, or in an addition to, the single detached dwelling and shall be provided with a kitchen and complete bathroom, separate from such facilities of the remainder of the dwelling, as well as two (2) means of egress including a separate outside door. A garage structure attached to the dwelling and converted to contain an accessory apartment is considered to be within the dwelling.

8.14.2 Either the single detached dwelling or the accessory apartment therein shall be occupied by an owner of the premises.

8.14.3 The single detached dwelling to which the apartment is accessory shall be located on a lot having at least the minimum area as required by these Regulations for the District where the lot is located and as specified when served or not served by public water supply. A single detached dwelling located in a "condominium development", as defined in these Regulations, is not eligible to contain an accessory apartment.

8.14.4 The single detached dwelling shall be provided with the number of off-street parking spaces required by these Regulations, and the accessory apartment shall be provided with at least one (1) additional off-street parking space that is usable independently of the spaces required for the dwelling.

8.14.5 The single detached dwelling shall have no less than the minimum square feet of ground coverage specified in Par. 8.12.1*, and the accessory apartment shall have a minimum floor area of not less than 500 square feet. The floor area of the accessory apartment shall not exceed one third of the total habitable floor area of the dwelling, excluding basements, or 750 square feet, whichever is less. The accessory apartment is not eligible to be used for a professional office or home occupation in a dwelling unit nor for the renting of rooms.

8.14.6 The single detached dwelling containing an accessory apartment shall have a design that maintains the appearance of the premises as a single detached dwelling for one (1) family. The dwelling when constructed or converted to contain an accessory apartment shall have only one (1) outside door along the front facade elevation unless two (2) such doors existed at the time of a conversion. Stairways to an accessory apartment on floors above the ground floor of the dwelling shall be located on the side or rear of the dwelling and shall be fully enclosed.

* 750 square feet.

8.14.7 The APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be accompanied by the following:

- a. an affidavit of ownership signed by the owner of the premises and affirming intent that either the accessory apartment or the remainder of the single detached dwelling is to be occupied by an owner of the premises as the principal place of residence;
- b. a certification from the Director of Health of the Town of Old Saybrook that the water supply and sewage disposal systems serving the premises, either existing or any proposed construction or modification thereof, conform to current State Sanitary Code requirements and are adequate to serve both the accessory apartment and remainder of the dwelling;
- c. a plan of the premises as specified in Par. 72.2; and
- d. competent floor plan drawings of the dwelling and apartment, and suitable sketches, architectural drawings and/or photographs sufficient to show the character and extent of exterior building and facade construction including any alterations.

8.14.8 (Reserved)

8.14.9 Upon receipt of a complete application for Certificate of Zoning Compliance, the Zoning Enforcement Officer shall make a report to the Zoning Commission at a meeting of the Commission, concerning conformity of the APPLICATION and accessory apartment proposal to these Regulations.

8.14.10 Issuance of a CERTIFICATE OF ZONING COMPLIANCE for an apartment dwelling unit accessory to a single detached dwelling for one (1) family is conditioned upon the following:

- a. that in January of each calendar year, the owner of the premises shall file with the Zoning Enforcement Officer a new affidavit of ownership of the premises and certifying that either the accessory apartment or the remainder of the dwelling is occupied by an owner of the premises as required for the original APPLICATION; and
- b. the CERTIFICATE OF ZONING COMPLIANCE automatically terminates when there is a change in ownership of the premises, provided however, that a new CERTIFICATE OF ZONING COMPLIANCE may be issued upon receipt of the above affidavit from the new owner of the premises.

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.
- 9.2 Commercial Trailer: See Par. 65.2.3 of Section 65.
- 9.3 Dwelling: A "dwelling" is a building containing one (1) or more "dwelling units".
- 9.4 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".
- 9.5 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.
- 9.6 Floor Area: In computing total floor area of buildings and other structures for the purpose of determining building bulk and coverage, measurements shall be taken to the outside surfaces of exterior walls enclosing the floor area.
- 9.7 Frontage: "Frontage" is defined as a property line that is also a "street line".
- 9.8 Height: In measuring the height of a building or other structure to determine compliance with maximum height provisions, measurements shall be taken from the average ground level within 10 feet of the building or structure to the level of the highest roof of the building or highest feature of the structure.
- 9.9 Home Occupation: The term "home occupation" shall mean an activity consisting of one or more of the following:
- 9.9.1 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;

- 9.9.2 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;
- 9.9.3 The conduct of a business office.
- 9.10 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.
- 9.11 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.
- 9.12 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 more than 25% of 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.
- 9.13 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.
- 9.14 Mobile Home: See Par. 65.2.4 of Section 65.
- 9.15 Motorized Camper: See Par. 65.2.1(c) of Section 65.
- 9.16 Nonconformity: See Par. 10.2 of Section 10.
- 9.17 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.
- 9.18 Pick-Up Camper: See Par. 65.2.1(b) of Section 65.

- 9.19 Pick-Up Coach: See Par. 65.2.1(b) of Section 65.
- 9.20 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.
- 9.21 Sign: See Par. 63.2 of Section 63.
- 9.22 Soil Erosion and Sediment Control Plan: See Par. 66.2 of Section 66, including related definitions. *
- 9.23 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".
- 9.24 Story, 1/2: For the purpose of determining the number of stories in a building, a "1/2" story shall mean the highest most story of the building, and having a stairway access located within the walls of the building and having a floor area, with a ceiling height of at least seven (7) feet, equal to no more than 50% of the floor area of the floor next below.
- 9.25 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.
- 9.26 Street, Width: The "width" of a "street" shall mean the distance between the "street lines".
- 9.27 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. **
- 9.28 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.
- 9.29 Tent Trailer: See Par. 65.2.1(d) of Section 65.
- 9.30 Trailer: See Par. 65.2 of Section 65.
- 9.31 Travel Trailer: See Par. 65.2.1(a) of Section 65.
- 9.32 Utility Trailer: See Par. 65.2.2 of Section 65.
- 9.33 Non-Commercial Cutting: 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.

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

SECTION 10 - NONCONFORMITY

- 10.1 Intent: It is the intent of these Regulations that nonconformities are not to be expanded, that they should be changed to conformity as quickly as the fair interest of the owners permit and that the existence of any existing nonconformity shall not of itself be considered grounds for the approval of a variance for any other property.
- 10.2 Definitions: A nonconforming use, building or other structure, or lot, is one which existed lawfully, whether by variance or otherwise, on the date these Regulations or any amendment hereto became effective, and which fails to conform to one or more of the provisions of these Regulations or such amendment hereto. No nonconforming use, building or other structure, or lot shall be deemed to have existed on the effective date of these Regulations unless 1) it was actually in being on a continuous basis on such date, and 2) if such nonconformity is a use, such use had not been discontinued within the meaning of Paragraph 10.6.4.
- 10.3 Approved Applications and Certificates: Unless otherwise specifically provided in these Regulations, nothing in these Regulations shall require any change in the use of any land, building or other structure, or part thereof, or in the area, location, bulk or construction of any building or other structure for which an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall have been lawfully approved and any required CERTIFICATE OF ZONING COMPLIANCE shall have been lawfully issued even though such use, building or structure does not conform to one or more provisions of these Regulations or any amendment hereto.
- 10.4 Change in Plans: Subject to the time limitations of Paragraph 10.4.1, nothing in these Regulations shall be deemed to require any change in the proposed use of any land, building or other structure or the area, location, bulk or construction of any building or other structure for which an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE has been lawfully approved and any required Building Permit and Sanitation Permit shall have been lawfully issued even though such proposed use, building or other structure does not conform to one or more provisions of these Regulations or any amendment hereto.
- 10.4.1 Time Limit: An approved APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE authorizing a proposed use, building or other structure that does not conform to one or more provisions of these Regulations or any amendment hereto, as described in Paragraph 10.4, shall become null and void unless 1) the use authorized thereby shall have been established within one (1) year from the effective date of such Regulations or any amendment thereto when such use does not involve the establishment of a building or other structure for which an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE must be approved or 2) the use, building or

other structure authorized thereby shall be established and completed within two (2) years from the effective date of such Regulations or any amendment thereto. The Zoning Commission may grant extensions of such period for additional period not to exceed one (1) year after public hearing for good cause demonstrated to the satisfaction of such Commission.

10.4.2 Previous Regulations: The provisions of Paragraphs 10.4 and 10.4.1 shall apply to Permits and Certificates of Occupancy issued under the Zoning Regulations in effect prior to these Regulations.

10.5 Casualty: If any nonconforming building or structure or any building or structure containing a nonconforming use shall be damaged or destroyed by fire or other casualty, such building or structure may be restored and any such nonconforming use resumed to the extent that such building, structure or use existed at the time of the casualty, provided that such restoration is started within a period of one (1) year from such casualty and is diligently prosecuted to completion. In the event of failure to start such restoration within the one (1) year period and to complete the same within 24 months thereafter, or within such additional periods, not exceeding six (6) months, as the Zoning Commission may grant upon written application made to it, the right under this Paragraph to restoration of such building or other structure and the right to resume any such nonconforming use shall be lost and terminated.

10.6 Nonconformity - Use: The following provisions and limitations shall apply to a nonconforming use of land, building or other structure:

10.6.1 Enlargement: No nonconforming use of land shall be enlarged, extended or altered, and no building or other structure or part thereof devoted to a nonconforming use shall be enlarged, extended, reconstructed or structurally altered, except where the result of such changes is to reduce or eliminate the nonconformity. No nonconforming use of a building or other structure shall be extended to occupy land outside such building or other structure or space in another building or other structure.

** 10.6.2 Change: No nonconforming use of land, buildings or other structures shall be changed to any use which is substantially different in nature and purpose from the former nonconforming use except such uses that are permitted uses in the District in which they are to be located. No nonconforming use of land, buildings or other structures if once changed to conform or to more nearly conform to these Regulations shall thereafter be changed so as to be less conforming again.

NOTE: Conversion of seasonal residences for year round occupancy is separately regulated by Town Ordinance.

10.6.3 Moving: No nonconforming use of land shall be moved to another part of a lot or outside the lot, and no nonconforming use of a building or other structure shall be moved or extended to any

part of the building or other structure not manifestly arranged and designed for such use at the time the use became nonconforming, and no building or other structure containing a nonconforming use shall be moved, unless the result of any such move is to end the nonconformity.

10.6.4 Discontinuance: No nonconforming use of land, buildings or other structures which shall have been discontinued with intent to abandon said use shall thereafter be resumed or replaced by any other nonconforming use. No nonconforming use of buildings or other structures which shall have been discontinued for a continuous period of one (1) year shall thereafter be resumed or replaced by any other nonconforming use. Any nonconforming use of land not involving a building, or any nonconforming use of land involving buildings or improvements which have an assessed valuation of less than \$1,000.00 on the last completed tax assessment list of the Town of Old Saybrook, shall be discontinued within three (3) years from the date such use became nonconforming.

10.6.5 Performance Standards: Any use of land, buildings or other structure which does not conform to one or more of the performance standards of Section 61 shall not be changed to increase such nonconformity but may be changed to decrease or eliminate such nonconformity. Any such nonconformity so reduced or eliminated shall not be resumed.

10.7 Nonconformity - Improvements: The following provisions and limitations shall apply to nonconforming buildings, other structures and improvements:

10.7.1 Enlargement: No nonconforming building, other structure or improvement shall be enlarged, extended, reconstructed or structurally altered unless the enlargement or extension is conforming.

10.7.2 Change: No nonconforming building, other structure or improvement if once changed to conform or to more nearly conform to these Regulations shall thereafter be changed so as to be nonconforming or less conforming again.

10.7.3 Moving: No nonconforming building, other structure or improvement shall be moved unless the result of such moving is to reduce or eliminate the nonconformity.

10.7.4 Signs: Signs of a size or type not permitted in the district in which they are situated, or which are improperly located or illuminated, or which are nonconforming in any other way, shall be considered nonconforming structures under this Section, and any increase in size, illumination or flashing of such signs shall be deemed to be an enlargement or extension constituting an increase in nonconformity.

- 10.7.5 Off-Street Parking and Loading: Any lot, use, building or other structure which does not conform to one or more of the parking and loading provisions of Section 62 shall continue to conform to such provisions to the extent that it conforms on the effective date of such Section. Any use of land, buildings or other structures which does not conform to one or more of the provisions of Section 62 shall not be changed to a use which would need additional off-street parking or loading spaces to comply with the provisions of Section 62 unless such spaces are provided as required for the new use under Section 62.
- 10.7.6 Site Development and Landscaping: Site development and landscaping which fails to conform to requirements of these Regulations under Section 51 shall be deemed a nonconformity. No use for which such site development and landscaping are required shall be enlarged, extended, changed or moved and no building or other structure for which such site development and landscaping are required shall be enlarged, extended, moved or reconstructed unless such nonconformity is eliminated, provided that the Zoning Commission, in accordance with the provisions of Section 52, may grant a SPECIAL EXCEPTION to authorize continuation or reduction of the nonconformity.
- 10.8 Nonconformity - Lots: A lot, which fails to meet the area, shape or frontage or any other applicable requirements of these Regulations pertaining to lots, may be used as a lot, and a building or other structure may be constructed, reconstructed, enlarged, extended, moved or structurally altered thereon, provided that all of the following conditions and requirements are met:
- 10.8.1 If the lot fails to meet the area requirements of these Regulations, the owner of the lot shall not also be the owner of contiguous land which in combination with such lot that fails to conform would make a lot that conforms or more nearly conforms to the area requirements of these Regulations pertaining to lots;
- 10.8.2 The use, building or other structure shall conform to all other requirements of these Regulations;
- 10.8.3 If permitted in the District, the lot may be used for the construction of a single detached dwelling for one (1) family provided that the lot contains an area of not less than 12,500 square feet if served by public water supply or 40,000 square feet if not so served and provided that the requirements of Par. 10.8.2 are met;

- 10.8.4 If permitted in the District, an existing single detached dwelling for one (1) family, so occupied, on the lot may be reconstructed, enlarged, extended or structurally altered provided that the requirements of Par. 10.8.2 are met.
- 10.9 Title: No change of title, possession or right of possession shall be deemed to affect right to continue a nonconforming use, building or other structure.
- 10.10 Repair: Nothing in this Section shall be deemed to prohibit work on any nonconforming building or other structure when required by law to protect the public health or safety, provided that such work does not increase the nonconformity. Nothing in this Section shall be deemed to prohibit work on ordinary repair and maintenance of a nonconforming building or other structure or replacement of existing materials with similar materials.

ARTICLE II

RESIDENCE DISTRICTS

SECTION 21 - RESIDENCE AAA DISTRICT

SECTION 22 - RESIDENCE AA-1 DISTRICT

SECTION 23 - RESIDENCE AA-2 DISTRICT

SECTION 24 - RESIDENCE A DISTRICT

SECTION 25 - RESIDENCE B DISTRICT

SECTION 26 - RESIDENCE AA-3 DISTRICT

SECTION 21 - RESIDENCE AAA DISTRICT

21.1 Permitted Uses:

- 21.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 21.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 21.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 21.1.4 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- *21.1.5 An apartment dwelling unit that is accessory to a single detached dwelling for one (1) family, subject to the provisions of Section 8.
- 21.1.6 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 21.1.7 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 21.1.8 Signs as provided in Section 63.
- 21.1.9 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

21.2 Special Exception Uses:

- 21.2.1 Conversion of dwellings so as to contain two (2) dwelling units.
- 21.2.2 Roadside stands for the display and sale of farm products grown on the premises.
- 21.2.3 Day nurseries.
- 21.2.4 Convalescent homes, private hospitals and sanitariums, licensed by the State of Connecticut.
- 21.2.5 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.

- 21.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 21.1.5.
- 21.2.7 Summer day camps, provided that there is no furnishing of rooms.
- 21.2.8 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 21.2.9 Commercial kennels, livery and boarding stables and riding academies.
- 21.2.10 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 21.2.11 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 21.2.12 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 21.2.13 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 21.2.14 Radio Towers for Standard Broadcasting Radio Stations.
- 21.2.15 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

21.3 Lot Area, Shape and Frontage:

21.3.1 Minimum Lot Area:

- a. served by public water supply: 40,000 square feet.
- b. not served by public water supply: 60,000 square feet.

21.3.2 Minimum Dimension of Square:

- a. served by public water supply: 150 feet.
- b. not served by public water supply: 200 feet.

21.3.3 Minimum Frontage: 20 feet.

21.3.4 Minimum Width along Building Line 150 feet.

21.4 Height:

- 21.4.1 Maximum Number of Stories: 2½ stories.
- 21.4.2 Maximum Height: 35 feet.

21.5 Setbacks:

- | | | |
|--------|---|----------|
| 21.5.1 | From Street Line: | 50 feet. |
| 21.5.2 | From Rear Property Line: | 20 feet. |
| 21.5.3 | From Other Property Line: | 20 feet. |
| 21.5.4 | Projection Into Setback Area: | 3 feet. |
| 21.5.5 | Minor Accessory Buildings and Structures: | |

- | | | |
|----|---|----------|
| a. | From longest street line of corner lot: | 50 feet. |
| b. | From Rear Property Line: | 20 feet. |
| c. | From Other Property Line: | 20 feet. |

21.6 Building Bulk and Coverage:

- | | | |
|--------|--------------------------|-----|
| 21.6.1 | Maximum Floor Area: | 20% |
| 21.6.2 | Maximum Ground Coverage: | 10% |

22.1 Permitted Uses:

- 22.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 22.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 22.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 22.1.4 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- * 22.1.5 An apartment dwelling unit that is accessory to a single detached dwelling for one (1) family, subject to the provisions of Section 8.
- 22.1.6 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 22.1.7 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 22.1.8 Signs as provided in Section 63.
- 22.1.9 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

22.2 Special Exception Uses:

- 22.2.1 Conversion of dwellings so as to contain two (2) dwelling units.
- 22.2.2 Roadside stands for the display and sale of farm products grown on the premises.
- 22.2.3 Day nurseries.
- 22.2.4 Convalescent homes, private hospitals and sanitarium, licensed by the State of Connecticut.
- 22.2.5 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.
- 22.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 22.1.5

- 22.2.7 Summer day camps, provided that there is no furnishing of rooms.
- 22.2.8 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 22.2.9 Commercial kennels, livery and boarding stables and riding academies.
- 22.2.10 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 22.2.11 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 22.2.12 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 22.2.13 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 22.2.14 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

22.3 Lot Area, Shape and Frontage:

- 22.3.1 Minimum Lot Area:
 - a. served by public water supply: 40,000 square feet.
 - b. not served by public water supply: 40,000 square feet.
- 22.3.2 Minimum Dimension of Square:
 - a. served by public water supply: 150 feet.
 - b. not served by public water supply: 150 feet.
- 22.3.3 Minimum Frontage: 20 feet.
- 22.3.4 Minimum Width along Building Line: 100 feet.

22.4 Height:

- 22.4.1 Maximum Number of Stories: 2½ stories.
- 22.4.2 Maximum Height: 35 feet.

22.5 Setbacks:

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|--------|--|----------|
| 22.5.1 | From Street Line: | 35 feet. |
| 22.5.2 | From Rear Property Line: | 20 feet. |
| 22.5.3 | From Other Property Line: | 20 feet. |
| 22.5.4 | Projection Into Setback Area: | 3 feet. |
| 22.5.5 | Minor Accessory Buildings and Structures: | |
| | a. From longest street line of corner lot: | 35 feet. |
| | b. From Rear Property Line: | 20 feet. |
| | c. From Other Property Line: | 20 feet. |

22.6 Building Bulk and Coverage:

- | | | |
|--------|--------------------------|------|
| 22.6.1 | Maximum Floor Area: | 40%. |
| 22.6.2 | Maximum Ground Coverage: | 20%. |
| | a. in Conservation Zone: | 15%. |

- 22.7 Open Space Subdivisions: The Planning Commission, in accordance with the provisions of Section 56, may grant a SPECIAL EXCEPTION to permit establishment of an Open Space Subdivision Plan involving reduction of lot area and shape requirements of this Section.

SECTION 23 - RESIDENCE AA-2 DISTRICT

23.1 Permitted Uses:

- 23.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 23.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 23.1.3 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- * 23.1.4 An apartment dwelling unit that is accessory to a single detached dwelling for one (1) family, subject to the provisions of Section 8.
- 23.1.5 Schools, parks, playgrounds and open space land of the Town of Old Saybrook.
- 23.1.6 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 23.1.7 Signs as provided in Section 63.
- 23.1.8 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

23.2 Special Exception Uses:

- 23.2.1 Conversion of dwellings so as to contain two (2) dwelling units.
- 23.2.2 Roadside stands for the display and sale of farm products grown on the premises.
- 23.2.3 Day nurseries.
- 23.2.4 Convalescent homes, private hospitals and sanitariums, licensed by the State of Connecticut.
- 23.2.5 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.
- 23.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 23.1.4.

*Approved: 2/4/85
*Effective: 3/18/85

- 23.2.7 Summer day camps, provided that there is no furnishing of rooms.
- 23.2.8 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 23.2.9 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 23.2.10 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 23.2.11 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 23.2.12 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 23.2.13 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

23.3 Lot Area, Shape and Frontage:

23.3.1 Minimum Lot Area:

- a. served by public water supply: 20,000 square feet.
- b. not served by public water supply: 40,000 square feet.

23.3.2 Minimum Dimension of Square:

- a. served by public water supply: 100 feet.
- b. not served by public water supply: 150 feet.

23.3.3 Minimum Frontage: 20 feet.

23.3.4 Minimum Width along Building Line: 100 feet.

23.4 Height:

- 23.4.1 Maximum Number of Stories: 2½ stories
- 23.4.2 Maximum Height: 35 feet.

23.5 Setbacks:

- | | | |
|--------|--|----------|
| 23.5.1 | From Street Line: | 35 feet. |
| 23.5.2 | From Rear Property Line: | 15 feet. |
| 23.5.3 | From Other Property Line: | 15 feet. |
| 23.5.4 | Projection Into Setback Area: | 3 feet. |
| 23.5.5 | Minor Accessory Buildings and Structures: | |
| | a. From longest street line of corner lot: | 35 feet. |
| | b. From Rear Property Line: | 10 feet. |
| | c. From Other Property Line: | 10 feet. |

23.6 Building Bulk and Coverage:

- | | | |
|--------|--------------------------|-----|
| 23.6.1 | Maximum Floor Area: | 40% |
| 23.6.2 | Maximum Ground Coverage: | 20% |
| | a. in Conservation Zone: | 15% |

SECTION 24 - RESIDENCE A DISTRICT

24.1 Permitted Uses:

- 24.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 24.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 24.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 24.1.4 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- * 24.1.5 An apartment dwelling unit that is accessory to a single detached dwelling for one (1) family, subject to the provisions of Section 8.
- 24.1.6 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 24.1.7 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 24.1.8 Signs as provided in Section 63.
- 24.1.9 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

24.2 Special Exemption Uses:

- 24.2.1 Conversion of dwellings so as to contain two (2) dwelling units.
- 24.2.2 Roadside stands for the display and sale of farm products grown on the premises.
- 24.2.3 Day nurseries.
- 24.2.4 Convalescent homes, private hospitals and sanitariums, licensed by the State of Connecticut.
- 24.2.5 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; educational, religious, philanthropic and charitable institutions; and dwellings for elderly and/or handicapped persons.

- 24.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 24.1.5.
- 24.2.7 Summer day camps, provided that there is no furnishing of rooms.
- 24.2.8 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 24.2.9 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 24.2.10 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 24.2.11 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 24.2.12 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 24.2.13 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

24.3 Lot Area, Shape and Frontage:

24.3.1 Minimum Lot Area:

- a. served by public water supply: 20,000 square feet.
- b. not served by public water supply: 40,000 square feet.

24.3.2 Minimum Dimension of Square:

- a. served by public water supply: 100 feet.
- b. not served by public water supply: 150 feet.

24.3.3 Minimum Frontage: 50 feet.

24.3.4 Minimum Width along Building Line: 100 feet.

24.4 Height:

- 24.4.1 Maximum Number of Stories: 2½ stories.
- 24.4.2 Maximum Height: 35 feet.

24.5 Setbacks:

- | | | |
|--------|--|----------|
| 24.5.1 | From Street Line: | 25 feet. |
| 24.5.2 | From Rear Property Line: | 15 feet. |
| 24.5.3 | From Other Property Line: | 15 feet. |
| 24.5.4 | Projection Into Setback Area: | 3 feet. |
| 24.5.5 | Minor Accessory Buildings and Structures: | |
| | a. From longest street line of corner lot: | 35 feet. |
| | b. From Rear Property Line: | 10 feet. |
| | c. From Other Property Line: | 10 feet. |

24.6 Building Bulk and Coverage:

- | | | |
|--------|--|-----|
| 24.6.1 | Maximum Floor Area: | 40% |
| 24.6.2 | Maximum Ground Coverage: | 20% |
| | a. on lots not served by
public water supply in
Conservation Zone: | 15% |

SECTION 25 - RESIDENCE B DISTRICT

25.1 Permitted Uses:

- 25.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 25.1.2 A dwelling containing two (2) dwelling units and not more than one (1) such dwelling per lot.
- 25.1.3 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 25.1.4 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 25.1.5 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- 25.1.6 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 25.1.7 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 25.1.8 Signs as provided in Section 63.
- 25.1.9 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

25.2 Special Exception Uses:

- 25.2.1 Roadside stands for the display and sale of farm products grown on the premises.
- 25.2.2 Day nurseries.
- 25.2.3 Convalescent homes, private hospitals and sanitariums, licensed by the State of Connecticut.
- 25.2.4 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.

- 25.2.5 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 25.1.6.
- 25.2.6 Summer day camps, provided that there is no furnishing of rooms.
- 25.2.7 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 25.2.8 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 25.2.9 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 25.2.10 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 25.2.11 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 25.2.12 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.
- 25.3 Lot Area, Shape and Frontage:
 - 25.3.1 Minimum Lot Area:
 - a. served by public water supply: 12,500 square feet.
 - b. not served by public water supply: 40,000 square feet.
 - 25.3.2 Minimum Dimension of Square:
 - a. served by public water supply: 80 feet.
 - b. not served by public water supply: 150 feet.
 - 25.3.3 Minimum Frontage: 50 feet.
 - 25.3.4 Minimum Width along Building Line: 100 feet.
- 25.4 Height:
 - 25.4.1 Maximum Number of Stories: 2½ stories.
 - 25.4.2 Maximum Height: 35 feet.

25.5 Setbacks:

- | | | |
|--------|--|----------|
| 25.5.1 | From Street Line: | 25 feet. |
| 25.5.2 | From Rear Property Line: | 15 feet. |
| 25.5.3 | From Other Property Line: | 15 feet. |
| 25.5.4 | Projection Into Setback Area: | 3 feet. |
| 25.5.5 | Minor Accessory Buildings and Structures: | |
| | a. From longest street line of corner lot: | 35 feet. |
| | b. From Rear Property Line: | 10 feet. |
| | c. From Other Property Line: | 10 feet. |

25.6 Building Bulk and Coverage:

- | | | |
|--------|--|-----|
| 25.6.1 | Maximum Floor Area: | 40% |
| 25.6.2 | Maximum Ground Coverage: | 20% |
| | a. on lots not served by
public water supply in
Conservation Zone: | 15% |

SECTION 26 - RESIDENCE AA-3 DISTRICT

26.1 Permitted Uses:

- 26.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 26.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8, provided, however, that there shall be no non resident person employed in connection with such office.
- 26.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8, provided, however, that there shall be no non resident person employed in connection with such occupation.
- 26.1.4 Parks, playgrounds, and open space lands of the Town of Old Saybrook.
- 26.1.5 Farms, nurseries, forestry, and the keeping of live stock and poultry, subject to the provisions of Section 8.
- 26.1.6 No signs with the exception of property identification by name and number not exceeding two (2) square feet in area.
- 26.1.7 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

26.2 Special Exception Uses:

- 26.2.1 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.

26.2.2 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.

26.2.3 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

26.3 Lot Area, Shape and Frontage

26.3.1	Minimum Lot Area:	80,000 Square feet
26.3.2	Minimum Dimension of Square:	200 feet
26.3.3	Minimum Frontage:	20 feet
26.3.4	Minimum Width along Building Line	200 feet

26.4 Height

26.4.1	Maximum Number of Stories:	2½ Stories
26.4.2	Maximum Height:	35 feet

26.5 Set Backs:

26.5.1	From Street Line:	50 feet
26.5.2	From Rear Property Line:	20 feet
26.5.3	From Other Property Line:	20 feet
26.5.4	Projection Into Setback Area:	3 feet
26.5.5	Minor Accessory Buildings and Structures:	
	a. From longest street line of corner lot:	50 feet
	b. From Rear Property Line:	20 feet
	c. From Other Property Line:	20 feet

26.6 Building Bulk and Coverage

26.6.1	Maximum Floor Area:	20%
26.6.2	Maximum Ground Coverage	10%

ARTICLE III

BUSINESS AND MARINE DISTRICTS

- SECTION 31 - CENTRAL BUSINESS B-1 DISTRICT
- SECTION 32 - SHOPPING CENTER BUSINESS B-2 DISTRICT
- SECTION 33 - RESTRICTED BUSINESS B-3 DISTRICT
- SECTION 34 - GENERAL BUSINESS B-4 DISTRICT
- SECTION 35 - MARINE COMMERCIAL MC DISTRICT
- SECTION 36 - MARINE COMMERCIAL LIMITED MCL DISTRICT
- SECTION 37 - SAYBROOK POINT DISTRICT

SECTION 31 - CENTRAL BUSINESS D-1 DISTRICT

31.1 Permitted Uses:

- 31.1.1 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- 31.1.2 Business and professional offices; banks and other financial institutions; medical and dental clinics; undertaker's establishments; and newspaper and job printing.
- 31.1.3 Cleaning agencies and retail or self-service cleaning establishments; laundry agencies and retail or self-service laundry establishments not using steam.
- 31.1.4 /Reserved/
- 31.1.5 Indoor theaters and assembly halls.
- 31.1.6 Manufacture, processing or assembling of goods for sale only on the premises and at retail, provided that there are no more than three (3) persons engaged in such manufacture, processing or assembling.
- 31.1.7 Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses; and day nurseries.
- 31.1.8 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 31.1.9 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 31.1.10 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 31.1.11 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 31.1.12 Off-street parking facilities whether accessory to a permitted use or not.
- 31.1.13 Buildings, uses and facilities of the Town of Old Saybrook.

31.1.14 Signs as provided in Section 63.

31.1.15 Accessory uses customary with and incidental to any aforesaid permitted use.

31.2 Special Exception Uses:

31.2.1 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.

31.3 Prohibited Uses:

31.3.1 Dwellings; and convalescent homes, hospitals and sanitarium.

31.3.2 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.

31.3.3 Hotels and motels; veterinary hospitals; and bowling alleys.

31.3.4 Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.

31.3.5 Research laboratories; manufacture, processing or assembling of goods except as permitted under Paragraph 31.1.6.

31.3.6 Painting, plumbing, electrical, sheet metal, carpentry, wood-working, blacksmith, welding and machine shops.

31.4 Lot Area, Shape and Frontage:

31.4.1 Minimum Lot Area:

- a. served by public water supply: 12,500 square feet.
- b. not served by public water supply: 40,000 square feet.

31.4.2 Minimum Dimension of Square:

- a. served by public water supply: 50 feet.
- b. not served by public water supply: 150 feet.

31.4.3 Minimum Frontage: 50 feet.

31.5 Height:

31.5.1 Maximum Number of Stories: 2½ stories.

31.5.2 Maximum Height: 35 feet.

31.6 Setbacks:

31.6.1	From Street Lane:	10 feet
31.6.2	From Rear Property Line:	10 feet
31.6.3	From Other Property Line:	none
31.6.4	From Residence District Boundary Line:	20 feet
31.6.5	Projections Into Setback Area:	5 feet

31.7 Building Bulk and Coverage:

31.7.1	Maximum Floor Area:	200%
31.7.2	Maximum Ground Coverage:	75%

31.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 31.1.1 through 31.1.12, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

SECTION 32 - SHOPPING CENTER BUSINESS B-2 DISTRICT

32.1 Permitted Uses:

- 32.1.1 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- 32.1.2 Business and professional offices; banks and other financial institutions; medical and dental clinics; undertaker's establishments; and newspaper and job printing.
- 32.1.3 Cleaning agencies and retail or self-service cleaning establishments; laundry agencies and retail or self-service laundry establishments not using steam.
- 32.1.4 /Reserved/
- 32.1.5 Indoor theaters and assembly halls.
- 32.1.6 Manufacture, processing or assembling of goods for sale only on the premises and at retail, provided that there are no more than three (3) persons engaged in such manufacture, processing or assembling.
- 32.1.7 Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses; and day nurseries.
- 32.1.8 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 32.1.9 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 32.1.10 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 32.1.11 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 32.1.12 Off-street parking facilities whether accessory to a permitted use or not.
- 32.1.13 Hotels and motels; veterinary hospitals; and bowling alleys.

- 32.1.14 Buildings, uses and facilities of the Town of Old Saybrook.
- 32.1.15 Signs as provided in Section 63.
- 32.1.16 Accessory uses customary with and incidental to any aforesaid permitted use.

32.2 Special Exception Uses:

- 32.2.1 Motor vehicle service stations, which shall have only a Limited Repairers License, if any, issued by the State of Connecticut.
- 32.2.2 Motor vehicle repair garages including those permitted under Paragraph 32.2.1 above, including automobile, truck, trailer and farm equipment repairing, painting and upholstering, and establishments for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof; provided each site have an area of at least four (4) acres and a depth of at least 400 feet extending from the street line.
- 32.2.3 Heliports.
- 32.2.4 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.

32.3 Prohibited Uses:

- 32.3.1 Dwellings; and convalescent homes, hospitals and sanitarium.
- 32.3.2 Motor vehicle service stations except as permitted under Paragraphs 32.2.1 and 32.2.2; and establishments for motor vehicle washing.
- 32.3.3 Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.
- 32.3.4 Research laboratories; manufacture, processing or assembling of goods except as permitted under Paragraph 32.1.6.
- 32.3.5 Painting, plumbing, electrical, sheet material, carpentry, wood-working, blacksmith, welding and machine shops.

32.4 Lot Area, Shape and Frontage:

32.4.1 Minimum Lot Area:

- a. served by public water supply: 20,000 square feet.
- b. not served by public water supply: 40,000 square feet.

32.4.2 Minimum Dimension of Square:

- a. served by public water supply: 100 feet.
- b. not served by public water supply: 150 feet.

32.4.3 Minimum Frontage: 50 feet..

32.5 Height:

32.5.1 Maximum Number of Stories: 2½ stories.

32.5.2 Maximum Height: 35 feet.

32.6 Setbacks:

32.6.1 From Street Line: 25 feet.

32.6.2 From Rear Property Line: 10 feet.

32.6.3 From Other Property Line: 10 feet.

32.6.4 From Residence District Boundary Line: 25 feet.

32.6.5 Projections Into Setback Area: 5 feet.

32.7 Building Bulk and Coverage:

32.7.1 Maximum Floor Area: 80%

32.7.2 Maximum Ground Coverage: 40%

32.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 32.1.1 through 32.1.14, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

SECTION 33 - RESTRICTED BUSINESS B-3 DISTRICT

33.1 Permitted Uses:

- 33.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 33.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 33.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 33.1.4 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- 33.1.5 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 33.1.6 Farms, including truck gardens, nurseries, greenhouses, forestry and the keeping of livestock and poultry, subject to the provisions of Section 8.
- 33.1.7 Signs as provided in Section 63.
- 33.1.8 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

33.2 Special Exception Uses:

- 33.2.1 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- 33.2.2 Business and professional offices; banks and other financial institutions; medical and dental clinics; and undertaker's establishments.
- 33.2.3 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.
- 33.2.4 Manufacture, processing or assembling of goods for sale only on the premises and at retail, provided that there are no more than three (3) persons engaged in such manufacture, processing or assembling.
- 33.2.5 Conversion of dwellings so as to contain two (2) dwelling units.
- 33.2.6 Day nurseries.

- 33.2.7 Convalescent homes, private hospitals and sanitarium, licensed by the State of Connecticut.
- 33.2.8 The following uses when conducted by a non-profit corporation and not as a business for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; and educational, religious, philanthropic and charitable institutions.
- 33.2.9 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 33.1.5
- 33.2.10 The following uses when not conducted as a business or for profit: membership clubs; lodges; community houses; and nature preserves and wildlife sanctuaries; and golf, tennis, swimming, boating and similar clubs.
- 33.2.11 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 33.2.12 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 33.2.13 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 33.2.14 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 33.2.15 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

33.3 Prohibited Uses:

- 33.3.1 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.
- 33.3.2 Hotels and motels; veterinary hospitals; and bowling alleys.
- 33.3.3 Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.

- 33.3.4 Research laboratories; manufacture, processing or assembling of goods except as permitted under Paragraph 33.2.4.
- 33.3.5 Painting, plumbing, electrical, sheet metal, carpentry, wood-working, blacksmith, welding and machine shops.
- 33.3.6 Roadside stands for the display and sale of farm products; newspaper and job printing; cleaning or laundry agencies or self-service establishments; theaters and assembly halls; day camps; and commercial kennels, livery and board stables and riding academies.

33.4 Lot Area, Shape and Frontage:

33.4.1 Minimum Lot Area:

- a. served by public water supply: 12,500 square feet.
- b. not served by public water supply: 40,000 square feet.

33.4.2 Minimum Dimension of Square:

- a. served by public water supply: 100 feet.
- b. not served by public water supply: 150 feet.

33.4.3 Minimum Frontage: 100 feet.

33.5 Height:

- 33.5.1 Maximum Number of Stories: 2½ stories.
- 33.5.2 Maximum Height: 35 feet.

33.6 Setbacks:

- 33.6.1 From Street Line: 25 feet.
- 33.6.2 From Rear Property Line: 15 feet.
- 33.6.3 From Other Property Line: 15 feet.
- 33.6.4 Projection Into Setback Area: 3 feet.
- 33.6.5 Minor Accessory Buildings and Structures:
 - a. From longest street line of corner lot: 25 feet.
 - b. From Rear Property Line: 10 feet.
 - c. From Other Property Line: 10 feet.

33.7 Building Bulk and Coverage:

- 33.7.1 Maximum Floor Area: 80%
- 33.7.2 Maximum Ground Coverage: 40%

SECTION 34 - GENERAL BUSINESS B-4 DISTRICT

34.1 Permitted Uses:

- 34.1.1 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- 34.1.2 Business and professional offices; banks and other financial institutions; medical and dental clinics; undertaker's establishments; and newspaper and job printing.
- 34.1.3 Cleaning agencies and retail or self-service cleaning establishments; laundry agencies and retail or self-service laundry establishments not using steam.
- 34.1.4 Reserved
- 34.1.5 Indoor theaters and assembly halls.
- 34.1.6 Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses; and day nurseries.
- 34.1.7 Public utility substations, and telephone equipment buildings and maintenance and service facilities.
- 34.1.8 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 34.1.9 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 34.1.10 Railroad rights-of-way and passenger stations, including customary accessory services therein.
- 34.1.11 Off-street parking facilities whether accessory to a permitted use or not.
- 34.1.12 Hotels and motels; veterinary hospitals; and bowling alleys.
- 34.1.13 Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.

- 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 repair-ing, painting and upholstering; establishments for motor ve-hicle washing; establishments for the sale of new or used auto-mobiles, 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 sanitararia.
- 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.

34.6 Setbacks:

- | | | |
|--------|--|----------|
| 34.6.1 | From Street Line: | 50 feet. |
| 34.6.2 | From Rear Property Line: | 20 feet. |
| 34.6.3 | From Other Property Line: | 20 feet. |
| 34.6.4 | From Residence District Boundary Line: | 50 feet. |
| 34.6.5 | Projections Into Setback Area: | 5 feet. |

34.7 Building Bulk and Coverage:

- | | | |
|--------|--------------------------|-----|
| 34.7.1 | Maximum Floor Area: | 80% |
| 34.7.2 | Maximum Ground Coverage: | 40% |

- 34.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 34.1.1 through 34.1.15, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

SECTION 35 - MARINE COMMERCIAL MC DISTRICT

PURPOSE

The purpose of the Marine Commercial District is to provide for and encourage appropriate land uses, with emphasis on waterfront access and water dependent and related uses defined by the State of Connecticut as "those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore, cannot be located inland, including but not limited to: marinas, recreational and commercial fishing and boating facilities, finfish and shellfish processing plants, waterfront dock and port facilities, shipyards and boat facilities, navigation aids, basins and channels, industrial uses dependent upon waterborne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site and uses which provide general public access to marine or tidal waters".

35.1 Permitted Uses:

- 35.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 35.1.2 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 35.1.3 A dock, wharf, slip basin or similar landing facility for pleasure boats.
- 35.1.4 A fish market primarily handling local catches.
- 35.1.5 Establishments for the sale, repair and/or servicing of boats, including the dispensing of fuel and lubricants at retail, but expressly excluding bulk storage of fuel.
- 35.1.6 A sail loft or ship chandlery, including the retail sale of marine equipment, engines and provisions for boats.
- 35.1.7 Storage of boats when accessory and subordinate to a use permitted under Par. 35.1.3 or 35.1.5.
- 35.1.8 Signs as provided in Section 63.
- 35.1.9 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

35.2 Special Exception Uses:

- 35.2.1 Docks, wharf, slip basin or similar landing facility for vessels engaged in commercial fishery or shell fishery.
- 35.2.2 Marine research laboratories for the study of aquatic and marine environment, ecology and resources.
- 35.2.3 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 35.1.2.
- 35.2.4 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 35.2.5 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 35.2.6 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 35.2.7 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 35.2.8 Retail stores and service establishments.
- 35.2.9 Restaurants, and other indoor food and beverage service establishments, subject to the provisions of Section 8.
- 35.2.10 Business and professional offices.
- 35.2.11 Swimming facilities, commercially-operated tennis courts and/or private tennis clubs and similar facilities for racquetball and paddle tennis.
- 35.2.12 Base operations for fishery and shellfishery business, including as an accessory use of such business a store or market for the sale of fish, shellfish, and other related food products, and/or the commercial bulk processing of fish and shellfish.
- 35.2.13 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.

35.3 Lot Area, Shape and Frontage:

35.3.1 Minimum Lot Area:

- a. served by public water supply: 20,000 square feet.
- b. not served by public water supply: 40,000 square feet.

35.3.2 Minimum Dimension of Square:

- a. served by public water supply: 100 feet.
- b. not served by public water supply: 150 feet.

35.3.3 Minimum Frontage: 20 feet.

35.4 Height:

35.4.1 Maximum Number of Stories: 2 1/2 stories.

35.4.2 Maximum Height: 35 feet.

35.5 Setbacks:

35.5.1 From Street Line: 40 feet.

35.5.2 From Rear Property Line:

- a. abutting navigable water: none.*
- b. not abutting navigable water: 20 feet.

35.5.3 From Other Property Line:

- a. abutting navigable water: none.*
- b. not abutting navigable water. 20 feet

35.5.4 From Residence District Boundary Line: 25 feet.

35.5.5 Projections Into Setback Area: 3 feet.

*See Par. 7.4.9 regarding required setbacks in Conservation Zones.

35.6 Building Bulk and Coverage:

35.6.1 Maximum Floor Area: 80%

35.6.2 Maximum Ground Coverage: 40%

35.7 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 35.1.3 through 35.1.7, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

SECTION 36 - MARINE COMMERCIAL LIMITED MCL DISTRICT

36.1 Permitted Uses:

- 36.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.
- 36.1.2 A professional office in a dwelling unit, subject to the provisions of Section 8.
- 36.1.3 Home occupations in a dwelling unit, subject to the provisions of Section 8.
- 36.1.4 The renting of not more than three (3) rooms, with or without meals, in a dwelling unit to a total of not more than three (3) persons, subject to the provisions of Section 8.
- 36.1.5 Schools, parks, playgrounds and open space lands of the Town of Old Saybrook.
- 36.1.6 A dock, wharf, slip basin or similar landing facility for pleasure boats only.
- 36.1.7 Establishments for the sale, repair and/or servicing of boats, including the dispensing of fuel and lubricants at retail, but expressly excluding dry storage of boats and bulk storage of fuel.
- 36.1.8 A sail loft or ship chandlery, including the retail sale of marine equipment, engines and provisions for pleasure boats.
- 36.1.9 Signs as provided in Section 63.
- 36.1.10 Accessory uses customary with and incidental to any aforesaid permitted use, subject to the provisions of Section 8.

36.2 Special Exception Uses:

- 36.2.1 Conversion of dwellings so as to contain two (2) dwelling units.
- 36.2.2 Marine research laboratories for the study of aquatic and marine environment, ecology and resources.
- 36.2.3 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 36.1.5.
- 36.2.4 Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- 36.2.5 Water supply reservoirs, wells, towers, treatment facilities and pump stations.

- 36.2.6 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 36.2.7 Railroad rights-of-way and passenger stations, including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.
- 36.2.8 Accessory uses customary with and incidental to any aforesaid SPECIAL EXCEPTION use.
- 36.3 Lot Area, Shape and Frontage:
 - 36.3.1 Minimum Lot Area:
 - a. served by public water supply: 20,000 square feet.
 - b. not served by public water supply: 40,000 square feet.
 - 36.3.2 Minimum Dimension of Square:
 - a. served by public water supply: 100 feet.
 - b. not served by public water supply: 150 feet.
 - 36.3.3 Minimum Frontage: 20 feet.
- 36.4 Height:
 - 36.4.1 Maximum Number of Stories: 2½ stories.
 - 36.4.2 Maximum Height: 35 feet.
- 36.5 Setbacks:
 - 36.5.1 From Street Line: 40 feet.
 - 36.5.2 From Rear Property Line:
 - a. abutting navigable water: none.
 - b. not abutting navigable water: 20 feet.
 - 36.5.3 From Other Property Line:
 - a. abutting navigable water: none.
 - b. not abutting navigable water: 20 feet.
 - 36.5.4 From Residence District Boundary Line: 20 feet.
 - 36.5.5 Projections Into Setback Area: 3 feet.
- 36.6 Building Bulk and Coverage:
 - 36.6.1 Maximum Floor Area: 80%
 - 36.6.2 Maximum Ground Coverage: 40%
- 36.7 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 36.1.6 through 36.1.8, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

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 dry 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.

ARTICLE IV

1. INDUSTRIAL DISTRICTS

SECTION 41 - INDUSTRIAL I-1 DISTRICT

SECTION 42 - INDUSTRIAL I-2 DISTRICT

SECTION 41 - INDUSTRIAL I-1 DISTRICT

41.1 Permitted Uses:

- 41.1.1 Research laboratories; manufacture, processing or assembling of goods.
- 41.1.2 Office buildings for business and professional establishments; banks and other financial institutions; medical and dental clinics.
- 41.1.3 Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.
- 41.1.4 Printing and publishing establishments.
- 41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, wood-working, blacksmith, welding and machine shops.
- 41.1.6 Reserved.
- 41.1.7 Hotels and motels.
- 41.1.8 Motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing when clearly accessory and subsidiary to another permitted use on the same lot; establishments for the rental of automobiles, trucks, trailers or farm equipment.
- 41.1.9 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail when accessory and subordinate to another permitted use on the same lot.
- 41.1.10 The following uses when accessory and subordinate to another permitted use on the same lot: churches and places of worship; parish halls; schools; colleges; universities; educational, philanthropic and charitable institutions; membership clubs; lodges; community houses; indoor theaters and assembly halls; and day nurseries.
- 41.1.11 Public utility substations and telephone equipment buildings.
- 41.1.12 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 41.1.13 Buildings, uses and facilities of the State of Connecticut or Federal Government.

- 41.1.14 Railroad rights-of-way and passenger stations, including customary accessory services therein.
- 41.1.15 Off-street parking facilities whether accessory to a permitted use or not.
- 41.1.16 Buildings, uses and facilities of the Town of Old Saybrook.
- 41.1.17 Signs as provided in Section 63.
- 41.1.18 Accessory uses customary with and incidental to any aforesaid permitted use.

41.2 Special Exception Uses:

- 41.2.1 Heliports.
- 41.2.2 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.
- **41.2.3 Convalescent Homes, licensed by the State of Connecticut.

41.3 Prohibited Uses:

- **41.3.1 Dwellings; and hospitals and sanitarium.
- 41.3.2 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail except as permitted under Paragraph 41.1.9; veterinary hospitals; undertakers' establishments; and bowling alleys.
- 41.3.3 Motor vehicle service stations; motor vehicle repair garages except as permitted under Paragraph 41.1.8; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment.
- 41.3.4 Commercial kennels; livery and boarding stables and riding academies; and roadside stands for the display and sale of farm products; summer day camps.

41.4 Lot Area, Shape and Frontage:

- 41.4.1 Minimum Lot Area:
 - a. served by public water supply: 40,000 square feet.
 - b. not served by public water supply: 40,000 square feet.
- 41.4.2 Minimum Dimension of Square:
 - a. served by public water supply: 150 feet.
 - b. not served by public water supply: 150 feet.
- 41.4.3 Minimum Frontage: 50 feet.

41.5 Height:

- 41.5.1 Maximum Number of Stories: 3 stories.
a. in Conservation Zone: 2½ stories.
- 41.5.2 Maximum Height: 50 feet.
a. in Conservation Zone 35 feet.

41.6 Setbacks:

- 41.6.1 From Street Line: 50 feet.
41.6.2 From Rear Property Line: 20 feet.
41.6.3 From Other Property Line: 20 feet.
41.6.4 From Residence District Boundary Line: 50 feet.
41.6.5 Projections Into Setback Area: 5 feet.

41.7 Building Bulk and Coverage:

- 41.7.1 Maximum Floor Area: 80%
41.7.2 Maximum Ground Coverage: 40%
a. in Conservation Zone: 25%

41.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 41.1.1 through 41.1.15, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

- 41.1.14 Railroad rights-of-way and passenger stations, including customary accessory services therein.
- 41.1.15 Off-street parking facilities whether accessory to a permitted use or not.
- 41.1.16 Buildings, uses and facilities of the Town of Old Saybrook.
- 41.1.17 Signs as provided in Section 63.
- 41.1.18 Accessory uses customary with and incidental to any aforesaid permitted use.

41.2 Special Exception Uses:

- 41.2.1 Heliports.
- 41.2.2 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.

41.3 Prohibited Uses:

- 41.3.1 Dwellings; and convalescent homes, hospitals and sanitarium.
- 41.3.2 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail except as permitted under Paragraph 41.1.9; veterinary hospitals; undertakers' establishments; and bowling alleys.
- 41.3.3 Motor vehicle service stations; motor vehicle repair garages except as permitted under Paragraph 41.1.8; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment.
- 41.3.4 Commercial kennels; livery and boarding stables and riding academies; and roadside stands for the display and sale of farm products; summer day camps.

41.4 Lot Area, Shape and Frontage:

- 41.4.1 Minimum Lot Area:
 - a. served by public water supply: 40,000 square feet.
 - b. not served by public water supply: 40,000 square feet.
- 41.4.2 Minimum Dimension of Square:
 - a. served by public water supply: 150 feet.
 - b. not served by public water supply: 150 feet.
- 41.4.3 Minimum Frontage: 50 feet.

41.5 Height:

- 41.5.1 Maximum Number of Stories: 3 stories.
a. in Conservation Zone: 2½ stories.
- 41.5.2 Maximum Height: 50 feet.
a. in Conservation Zone 35 feet.

41.6 Setbacks:

- 41.6.1 From Street Line: 50 feet.
41.6.2 From Rear Property Line: 20 feet.
41.6.3 From Other Property Line: 20 feet.
41.6.4 From Residence District Boundary Line: 50 feet.
41.6.5 Projections Into Setback Area: 5 feet.

41.7 Building Bulk and Coverage:

- 41.7.1 Maximum Floor Area: 80%
41.7.2 Maximum Ground Coverage: 40%
a. in Conservation Zone: 25%

- 41.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 41.1.1 through 41.1.15, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

SECTION 42 - INDUSTRIAL I-2 DISTRICT

42.1 Permitted Uses:

- 42.1.1 Research laboratories; and manufacture, processing or assembling of goods.
- 42.1.2 Office buildings for business and professional establishments; and medical and dental clinics.
- 42.1.3 Warehousing and wholesale businesses; and freight and materials trucking businesses when clearly accessory and subordinate to another permitted use on the same lot.
- 42.1.4 Printing and publishing establishments.
- 42.1.5 Motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing when clearly accessory and subsidiary to another permitted use on the same lot.
- 42.1.6 The following uses when accessory and subordinate to another permitted use on the same lot: churches and places of worship; schools; colleges; universities; educational, philanthropic and charitable institutions; membership clubs; lodges; community houses; indoor theaters and assembly halls; day nurseries; indoor restaurants and other food and beverage service establishments.
- 42.1.7 Public utility substations and telephone equipment buildings, provided that there is no outside service yard or outside storage of supplies.
- 42.1.8 Water supply reservoirs, wells, towers, treatment facilities and pump stations.
- 42.1.9 Buildings, uses and facilities of the State of Connecticut or Federal Government.
- 42.1.10 Railroad rights-of-way and passenger stations, including customary accessory services therein.
- 42.1.11 Off-street parking facilities whether accessory to a permitted use or not.
- 42.1.12 Buildings, uses and facilities of the Town of Old Saybrook.
- 42.1.13 Signs as provided in Section 63.

42.1.14 Accessory uses customary with and incidental to any aforesaid permitted use.

42.2 Special Exception Uses:

42.2.1 Heliports.

42.3 Prohibited Uses:

42.3.1 Dwellings; and convalescent homes, hospitals and sanitarium.

42.3.2 Stores and other buildings and structures where goods are sold or service is rendered at retail; veterinary hospitals; undertakers' establishments, bowling alleys; banks and other financial institutions; and hotels and motels.

42.3.3 Motor vehicle service stations; motor vehicle repair garages except as permitted under Paragraph 42.1.5; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment.

42.3.4 Commercial kennels, livery and boarding stables and riding academies, and roadside stands for the display and sale of farm products, summer day camps.

42.3.5 Building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses, except as permitted under Paragraph 42.1.3; commercial storage, sale and distribution of fuel.

42.3.6 Painting, plumbing, electrical, sheet metal, carpentry, wood-working, blacksmith, welding and machine shops.

42.4 Lot Area, Shape and Frontage:

42.4.1 Minimum Lot Area:

- a. served by public water supply: 80,000 square feet.
- b. not served by public water supply: 80,000 square feet.

42.4.2 Minimum Dimension of Square:

- a. served by public water supply: 200 feet.
- b. not served by public water supply: 200 feet.

42.4.3 Minimum Frontage: 50 feet.

42.5 Height:

- 42.5.1 Maximum Number of Stories: 3 stories.
- 42.5.2 Maximum Height: 50 feet.

42.6 Setbacks:

42.6.1	From Street Line:	75 feet.
42.6.2	From Rear Property Line:	50 feet.
42.6.3	From Other Property Line:	50 feet.
42.6.4	From Residence District Boundary Line:	100 feet.
42.6.5	Projections Into Setback Area:	5 feet.

42.7 Building Bulk and Coverage:

42.7.1	Maximum Floor Area:	50%
42.7.2	Maximum Ground Coverage:	25%

42.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 42.1.1 through 42.1.11, a SITE PLAN shall be submitted and approved in accordance with the provisions of Section 51.

ARTICLE V

SITE PLANS, SPECIAL EXCEPTIONS
AND SPECIAL DISTRICTS

- SECTION 51 - SITE PLANS
- SECTION 52 - SPECIAL EXCEPTIONS (Zoning Commission)
- SECTION 53 - SPECIAL EXCEPTIONS (Board of Appeals)
- SECTION 54 - FLOOD PLAIN DISTRICT
- SECTION 55 - CONDOMINIUM DISTRICT
- SECTION 56 - OPEN SPACE SUBDIVISIONS
- SECTION 57 - AQUIFER PROTECTION DISTRICT

SECTION 51 - SITE PLANS

- 51.1 General: The following regulations shall apply to the submission and administrative approval of SITE PLANS for the establishment of certain uses of land, buildings and other structures as specified in Business, Marine and Industrial Districts. All provisions of this Section are in addition to other provisions applicable in the district in which the use is to be located.
- 51.2 Application: The SITE PLAN, submitted to the Zoning Enforcement Officer with an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE, shall include the following:
- ** 51.2.1 Statement of Use:** a written statement, signed by the applicant, and by the owner if different from the applicant, describing the following in sufficient detail to determine compliance with these Regulations and to establish the plan and program basis for review of the SITE PLAN submission; 10 copies shall be submitted:
- a. a declaration as to the nature and extent of the proposed use or occupancy;
 - b. provision to be made for water supply, sewage disposal, solid and liquid waste disposal, drainage and other utilities;
 - c. the number of persons to occupy or visit the premises on a daily basis, including the parking and loading requirements for the use;
 - d. an estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hour;
 - e. the equipment or other methods to be established to comply with the performance standards of Section 61; and
 - f. identification of any hazardous materials or wastes to be associated with the proposed occupancy and use of the property. Hazardous materials are defined as any material included in the EPA list of priority pollutants or Section 3001 of the Resource Conservation and Recovery Act or Connecticut's Hazardous Waste Regulations. If these materials or wastes are to be present as part of the proposed use or occupancy, the applicant shall present evidence that all applicable permits and approvals from Federal, State and local authorities have been or are in the process of being obtained.

- 51.2.2 Site Plan: three (3) copies of a site plan, in accordance with the provisions of Section 8.
- 51.2.3 Architectural Plans: three (3) copies of architectural plans, which may be in preliminary form, in accordance with the provisions of Section 8.
- 51.2.4 Soil Erosion and Sediment Control Plan: three (3) copies of a Soil Erosion and Sediment Control Plan, in accordance with the provisions of Section 66. *
- 51.2.5 Traffic Impact Report: for SITE PLANS involving 50 or more new parking spaces or proposed uses projected to generate either more than 200 vehicle trips per day or more than 100 vehicle trips per day per 1,000 square feet of floor area, a traffic impact report, prepared by a recognized traffic engineer, indicating the expected average daily vehicular trips and peak hour volumes to be generated by all of the uses on the lot and the access conditions at the lot, distribution of such traffic to be generated, types of vehicles expected and effect upon the Level of Service on the street giving access to the lot and at nearby intersections, will be required. **
- 51.2.6 Modification of Submission: The Zoning Commission, upon written request by the applicant, may by resolution a) determine that the required submission or all or part of the information required under Par. 51.2.2. and 51.2.3 is not necessary in order to decide on the APPLICATION and need not be submitted, or b) determine that such information is deferred for submission and decision at a later date.
- 51.2.7 Site plan approval shall have a one (1) year time limit for commencement and a two (2) year time limit for completion from date of site plan approval. Completion date may be extended with approval of the Zoning Enforcement Officer.

*Effective: 7/1/85
Par. renumbered
**Effective: 7/1/86

51.3 Standards and Procedures: The SITE PLAN shall conform to the standards hereinafter specified in this Section. Upon receipt, the Zoning Enforcement Officer shall transmit the SITE PLAN and a copy of the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE to the Zoning Commission. A copy of any site plan and Soil Erosion and Sediment Control Plan may be transmitted by the Zoning Enforcement Officer to the Middlesex County Soil and Water Conservation District with a request for its technical review and advisory opinion, and for certification in accordance with Section 66; a copy of any site plan and Control Plan pertaining to a lot in a Conservation Zone shall be so transmitted to the District for such review and opinion. The Zoning Commission may at its discretion transmit a copy of any SITE PLAN to the Planning Commission, and, if so transmitted, the Planning Commission, within 35 days after receipt, shall report its recommendations to the Zoning Commission, stating the reasons therefor. The Zoning Commission may request the applicant to submit such additional information that it deems necessary in order to decide on the APPLICATION. In acting on any application, the Zoning Commission shall decide thereon and give notice of its decision as required by law. In the event of failure of the Zoning Commission to act within the time period specified by law, the Zoning Enforcement Officer shall enforce the standards hereinafter specified. *

51.4 General: The proposed use, buildings and other structures, signs and parking and loading spaces shall conform to all of the requirements of these Regulations.

** 51.5 Access and Circulation: Provision shall be made for vehicular access to the lot and circulation upon the lot in such a manner as to safeguard against hazards to traffic and pedestrians in the street and upon the lot, to avoid traffic congestion on any street and to provide safe and convenient circulation upon the lot and on the street giving access to the lot. Access and circulation shall also conform to the following:

51.5.1 The street giving access to the lot shall have traffic carrying capacity and roadway improvements and traffic management facilities that are sufficient to accommodate the amount and types of traffic generated by the proposed use, taking into account access to existing uses along the street and existing traffic projected to the date the proposed use will be in effect. Roadway, traffic management and other deficiencies in the street giving access, which result in congestion or impairment of safety and convenience, may be remedied by the applicant if authorized by the owner of the street.

51.5.2 Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage road driveways and traffic controls within the street.

51.5.3 Access driveways shall be of a design and have sufficient capacity to avoid queueing of entering vehicles on any street.

51.5.4 Driveways into the lot shall have suitable alignment and grade, not exceeding 10%, as well as transition grades and sight distances, for safe, convenient and efficient access and shall meet the street line and travelway of the street in such a manner as to conform to the established cross section for the street as may be specified by the Town or State of Connecticut.

- 51.5.5 Where a lot has frontage on two (2) or more streets, the entry and exit from the street shall be provided where potential for traffic congestion and for hazards to traffic and pedestrians are minimized.
- 51.5.6 Where reasonable alternate access is available, the vehicular access to the lot shall be arranged to minimize traffic use of local residential streets situated in or bordered by Residence Districts.
- 51.5.7 Where topographic and other conditions permit, provisions shall be made for circulation driveway connections to adjoining lots of similar existing or potential use i) when such driveway connection will facilitate fire protection services, as approved by the Town Fire Marshal and/or ii) when such driveway will enable the public to travel between two existing or potential sites, open to the public generally, without need to travel upon a street.
- 51.5.8 There shall be no more than one (1) driveway connection from any lot to any street, except that i) separate entrance and exit driveways may be provided where necessary to safeguard against hazards and to avoid congestion and ii) additional driveway connections may be provided, particularly for but not limited to large tracts and uses of extensive scope, if traffic flow in the street will be facilitated by the additional connection. Driveways shall not exceed 30 feet in width at the street line, or such lesser width as will be sufficient to accommodate the traffic to be generated, unless a greater width is required by Town Ordinance or by the State of Connecticut.
- 51.6 Neighborhood: The site plan and architectural plans shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community.
- 51.7 Plan of Development: The SITE PLAN shall be in conformance with the purpose and intent of any plan of development, including any amendment, program or supplement that is part of the plan, adopted by the Planning Commission under the provisions of Chapter 126 of the Connecticut General Statutes and pertaining to the area in which the use is to be located, particularly in regard to but not limited to the following:
- 51.7.1 the provision of streets; limitations on the location and number of access driveways; and provisions for traffic management;
- 51.7.2 the setback, location and bulk of buildings and structures; the appearance of buildings and structures from any street or highway, or from other lots;
- 51.7.3 the preservation of natural land form features, wetlands and water courses;
- 51.7.4 the provision, location and character of landscaping;

** 51.7.5 the location, character and intensity of outside illumination;
and

** 51.7.6 the extent, character, purpose and location of signs.

51.8 Drainage: Provision shall be made for the collection and discharge of storm water on the lot in such a manner as to assure the usability of off-street parking and loading spaces, to avoid hazards to pedestrian and vehicular traffic on the lot and in any street, to avoid storm water flow across sidewalks and other pedestrian ways and to protect streams and wetlands from pollution. Provision shall also be made for the protection or improvement of existing water courses, channels and other drainage systems.

**Effective: 7/1/86

The following minimum criteria for design storms shall be used in the analysis and design of storm drainage systems and structures:

- a. Watershed drainage area of less than 500 acres and no established water course - 25 year frequency discharge.
- b. Watershed drainage area of less than 1,000 acres with an established water course - 50 year frequency discharge.
- c. Watershed drainage area of over 1,000 acres - 100 year frequency discharge. In addition to these criteria, all drainage systems shall be in accordance with sound design criteria and good engineering practice.

51.9 Sanitation: Proper provision shall be made for the water supply and sewage disposal requirements of the proposed use. When public water supply and/or sewage disposal systems are not to be used, the private systems shall be subsurface and designed and constructed in accordance with any applicable State or Town laws and the design shall be approved by the Director of Health of the Town of Old Saybrook prior to approval of the SITE PLAN. In addition, proper provision shall be made for the collection, storage and disposal of solid wastes accumulated in connection with the proposed use and for control of litter by means of receptacles, fences or other means approved by the Zoning Commission.

51.9A Hazardous Materials and Wastes: For any use involving the storage or use of hazardous materials, as defined in Section 51.2.1 herein, the applicant shall demonstrate that the hazardous materials or wastes shall be contained or managed in such a manner that these substances will not pollute or degrade the natural resources, environment or ecology of the Town. At a minimum, the following information shall be presented by the applicant:

- a. The amount and composition of any hazardous materials that will be handled, stored, generated, treated or disposed of on the property.
- b. Provisions for treatment, storage and/or disposal of any hazardous materials.
- c. Distance to nearest natural resource (inland wetland or watercourse, tidal wetland; other water body, water supply aquifer, public water supply watershed or top of slope leading to any of the above resources) on or adjacent to the site.
- d. Whether public sewer is available or proposed at the location.

- e. Septic tank location, size and capacity, and/or sewage lift stations, force mains and grease traps.
- f. Expected types and amount of discharge to sewers, to the ground and to surface water.
- g. Provisions for stormwater runoff controls which will minimize suspended solids.
- h. Location of loading and unloading docks.
- i. Provision for containment of any spills.
- j. Location and description of outside storage areas and types of materials to be stored.

51.10 Wetlands: The site plan shall provide for the protection of tidal wetlands and inland wetlands on the lot by avoiding pollution, excavation, grading or filling, unless authorization to modify such wetlands is granted by the State Department of Environmental Protection or the Old Saybrook Inland Wetlands Commission, whichever has jurisdiction.

51.11 Existing Streets: Where the lot has frontage on an existing street, proper provision shall be made for grading and improvement of shoulders, and sidewalk areas within the right-of-way and for provision of curbs and sidewalks, as approved by the Zoning Commission and in accordance with the pattern of development along the street. Provision shall be made for turning lanes and traffic controls within the street as necessary to provide the access specified in Par. 51.5.

51.12 Setback Areas: The area required for setback from a street line, property line or Residence District boundary line shall be limited in use as follows:

51.12.1 Outside Storage: No outside storage areas shall be located in the area required for setback from a street line or Residence District boundary line, in I-1 and I-2 Districts, no outside storage area shall be located in the area required for setback from a property line.

51.12.2 Loading Spaces: No off-street loading space shall be located in the area required for setback from a street line or Residence District boundary line; in B-3, I-1 and I-2 Districts, no such space shall be located in the area required for setback from a property line.

51.12.3 Parking Spaces: Parking spaces and driveways shall conform to the requirements of Section 62.

- 51.13 Outside Storage: All areas proposed for use as outside storage areas shall be identified on the site plan as to location, dimensions and type of materials to be stored; the type of storage shall be clearly related to the principal use of the lot on which the storage area is located and shall meet all other applicable requirements for use and location. Outside storage areas shall be limited in extent on any lot, in accordance with the district where located, as follows:

% of Lot Area

a. B-1:	25%
b. B-2:	25%
c. B-3:	none permitted
d. B-4:	75%
e. MC:	75%
f. MCL:	25%
g. I-1:	25%
h. I-2:	10%
i. SP-2:	25%

**In addition, any outside storage area located in a B-1, B-2, B-4, I-1 or I-2 District shall be enclosed, except for necessary access driveways, by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street, provided however that the Commission may determine that such enclosure is not necessary in connection with all or a portion of necessary and reasonable outside storage that is an adjunct to retail sales.

**51.14 Landscaping: Landscaping shall be provided and permanently maintained on the lot to conform to the standards of Par. 51.6, 51.7 and 51.13 and to the following:

51.14.1 All portions of the lot not covered by buildings and other structures and approved outside storage areas, areas for off-street parking, loading and driveways and other paved areas shall be suitably landscaped with trees, shrubs, lawns or other suitable landscaping or, if not disturbed by filling, grading, excavation or other construction activity, may be left as natural terrain when having a location, size and shape that supports the landscaping plan for the lot.

51.14.2 In Business, Marine Commercial and Industrial Districts, the area required for setback from a Residence District boundary line, except as such area may be authorized for use for parking spaces under Par. 51.12.3, shall be suitably landscaped with evergreen shrubs or trees, or such evergreens in combination with embankments; fences and/or walls, so as to provide a transition from such Districts to the Residence District. Suitable natural terrain and existing evergreen trees and shrubs may be preserved, or augmented with new planting, to satisfy the landscaping requirement in the setback area from Residence Districts.

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 and 25 feet or more in width in other Business, 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.

51.14.4 All off-street loading docks located in Business and Industrial Districts and visible from a street or Residence District shall be suitably screened by a building, fence, wall, embankment, landscaping or other suitable device.

51.14.5 All landscaping, trees, shrubs and lawns on an approved SITE PLAN shall be well maintained, and trees and shrubs that die or are destroyed shall be replaced with similar trees and shrubs within one (1) year.

51.4.6 All plant and other landscaping materials shall be provided in accordance with good landscaping practice and shall be subject to the approval of the Commission.

51.15 Total Ground Coverage: The total ground coverage by buildings and other structures, outside storage and paving shall be limited in extent on any lot in specified districts as follows:

- a. B-3: 75%
- b. I-1: 80%
- c. I-2: 50%

51.16 Soil Erosion and Sediment Control: The site plan shall provide for soil erosion and sediment control that meets the following criteria: *

51.16.1 The site development shall be fitted to the topography and soils so as to create the least erosion potential.

51.16.2 Wherever feasible, natural vegetation shall be retained and protected. Only the smallest practical area of land shall be exposed at any one time during construction.

51.16.3 When land is exposed during construction, the exposure shall be kept to the shortest practical period of time.

51.16.4 Soil erosion and sediment control measures shall conform to the standards specified in Section 66.

51.17 Handicapped Persons: The site plan shall make proper provision for buildings and site development that are accessible to and usable by physically handicapped persons, such as by a) provision of walks and ramps of suitable width and grade, b) inclined curb approaches or curbs cut flush with parking areas, c) reserved, wide parking spaces and d) ground level building entrances.

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.

51.19 Marine Commercial District: In the Marine Commercial District, the use and accompanying SITE PLAN shall also be consistent with and promote the purposes of such District as set forth in Par. 35, taking into account the guidelines of any plan of development, adopted for the Marine Commercial areas by the Planning Commission, with regard to pier and bulkhead development, protection of navigation channel access, coastal flood hazard potential, protection of tidal wetlands and the adequate provision of sanitary facilities for both land uses and boats.

SECTION 52 - SPECIAL EXCEPTIONS (Zoning Commission)

- 52.1 General: In accordance with the procedures, standards and conditions hereinafter specified, the Zoning Commission may approve a SPECIAL EXCEPTION in a district where such uses are listed, except such SPECIAL EXCEPTION uses as are subject to the approval of the Board of Appeals under Section 53. All requirements of this Section are in addition to other requirements applicable in the district in which the SPECIAL EXCEPTION use is to be located.
- 52.2 Purpose: Uses permitted as SPECIAL EXCEPTION uses subject to the approval of the Zoning Commission are deemed to be permitted uses in their respective districts, subject to the satisfaction of the requirements and standards of this Section. SPECIAL EXCEPTION uses that may be permitted in a district are unusual uses that under favorable circumstances will be appropriate, harmonious and desirable uses in the district but that possess such special characteristics that each use should be considered as an individual case.
- 52.3 Application: Application for a SPECIAL EXCEPTION shall be submitted in writing to the Zoning Enforcement Officer, shall be accompanied by an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and shall also be accompanied by the following:
- 52.3.1 Statement of Use: a written statement describing the proposed use in sufficient detail to determine compliance with the use provisions of these Regulations and the performance standards of Section 61; four (4) copies shall be submitted.
- 52.3.2 Site Plan: four (4) copies of a site plan, in accordance with the provisions of Section 8 and Section 51.
- 52.3.3 Architectural Plans: four (4) copies of architectural plans, which may be in preliminary form, in accordance with the provisions of Section 8.
- 52.3.4 Soil Erosion and Sediment Control Plan: four (4) copies of a Soil Erosion and Sediment Control Plan, in accordance with the provisions of Section 66. *
- 52.3.5 Modification of Submission: The Zoning Commission, upon written request by the applicant, may by resolution a) determine that the required submission of all or part of the information required under Par. 52.3.2 and 52.3.3 is not necessary in order to decide on the APPLICATION and need not be submitted, or b) determine that such information is deferred for submission and decision at a later date.
- 52.4 Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying plans and documents to the Zoning Commission; he shall also transmit a copy thereof to the Planning Commission. A copy of any site plan and Soil Erosion and Sediment Control Plan may be transmitted by the Zoning Enforcement Officer to the Middlesex County Soil and Water Conservation District with a request for its

technical review and advisory opinion, and for certification in accordance with Section 66; a copy of any site plan and Control Plan pertaining to a lot in a Conservation Zone shall be so transmitted to the District for such review and opinion. Within 45 days after receipt of a copy of the application, plans and documents, the Planning Commission shall report its recommendations to the Zoning Commission, stating the reasons therefor. The Zoning Commission may request the applicant to submit such additional information that it deems necessary in order to decide on the application. The Zoning Commission shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to any extension of the time for public hearing and action on the application. *

52.5 Approval: After the public hearing the Zoning Commission may approve a SPECIAL EXCEPTION if it shall find that the proposed use and the proposed buildings and structures will conform to the General Standards, in addition to any Special Standards for particular uses, hereinafter specified. Approval of an application under this Section shall constitute approval conditioned upon completion of the proposed development, in accordance with plans as approved, within a period of two (2) years after the date of approval of the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE. One extension of such period for an additional period not to exceed one (1) year may be granted by the Zoning Commission for good cause. All SPECIAL EXCEPTIONS may be approved subject to appropriate conditions and safeguards necessary to conserve the public health, safety, convenience, welfare and property values in the neighborhood.

52.6 General Standards: The proposed use and the proposed buildings and structures shall conform to the following General Standards:

52.6.1 Character: The location, type, character and extent of the use and of any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and shall not hinder or discourage the appropriate development and use of adjacent property or impair the value thereof.

52.6.2 Fire Protection: The nature and location of the use and of any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes.

52.6.3 Access: Provision shall be made for vehicular access to the lot in such a manner as to avoid undue hazards to traffic or pedestrians and undue traffic congestion on any street. Provision shall be made for appropriate continuation and improvement of streets terminating at the lot where the use is to be located.

52.6.4 Lot Size: The lot on which the use is to be established shall be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.

technical review and advisory opinion, and for certification in accordance with Section 66; a copy of any site plan and Control Plan pertaining to a lot in a Conservation Zone shall be so transmitted to the District for such review and opinion. Within 45 days after receipt of a copy of the application, plans and documents, the Planning Commission shall report its recommendations to the Zoning Commission, stating the reasons therefor. The Zoning Commission may request the applicant to submit such additional information that it deems necessary in order to decide on the application. The Zoning Commission shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to any extension of the time for public hearing and action on the application. *

52.5 Approval: After the public hearing the Zoning Commission may approve a SPECIAL EXCEPTION if it shall find that the proposed use and the proposed buildings and structures will conform to the General Standards, in addition to any Special Standards for particular uses, hereinafter specified. Approval of an application under this Section shall constitute approval conditioned upon completion of the proposed development, in accordance with plans as approved, within a period of two (2) years after the date of approval of the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE. One extension of such period for an additional period not to exceed one (1) year may be granted by the Zoning Commission for good cause. All SPECIAL EXCEPTIONS may be approved subject to appropriate conditions and safeguards necessary to conserve the public health, safety, convenience, welfare and property values in the neighborhood.

52.6 General Standards: The proposed use and the proposed buildings and structures shall conform to the following General Standards:

52.6.1 Character: The location, type, character and extent of the use and of any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and shall not hinder or discourage the appropriate development and use of adjacent property or impair the value thereof.

52.6.2 Fire Protection: The nature and location of the use and of any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes.

52.6.3 Access: Provision shall be made for vehicular access to the lot in such a manner as to avoid undue hazards to traffic or pedestrians and undue traffic congestion on any street. Provision shall be made for appropriate continuation and improvement of streets terminating at the lot where the use is to be located.

52.6.4 Lot Size: The lot on which the use is to be established shall be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in such a manner that will not be detrimental to the neighborhood or adjacent property.

52.6.5 Neighborhood: The site plan and architectural plans shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community.

52.6.6 Other: The site plan and architectural plans shall also conform to the applicable standards of Section 51. *

52.7 Special Standards: The proposed use and the proposed buildings and structures shall also conform to the following Special Standards:

52.7.1 Roadside Stands: Roadside stands shall be established only for the display and sale of farm products grown on the premises where the stand is located, shall not exceed a maximum ground coverage of 400 square feet, shall observe all setbacks required for buildings and other structures and shall be provided with at least one (1) off-street parking space for each 50 square feet of ground coverage.

52.7.2 Day Nurseries: Day nurseries shall conform to the following Special Standards:

- a. The use shall be limited to daytime group care programs for children.
- b. The application shall be accompanied by a report from the Director of Health of the Town attesting that the proposed location, site plan, buildings and facilities comply in all respects to applicable Town and State health laws and regulations and will be adequate, safe and suitable for the intended use.
- c. The SPECIAL EXCEPTION shall be granted for a limited period of time not to exceed five (5) years.

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 ten (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; in I-1 Districts, the use shall be located on a lot having a minimum area of fifteen (15) acres and there shall be no more than one (1) patient bed for each 5,000 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.
 - b. Any equipment or utility facilities not located in a building shall be enclosed on all sides by evergreen shrubs or trees or by buildings, fences, walls or embankments so as to be screened from view from any other lot or from any street.
- 52.7.7 B-3 Districts: In Business B-3 Districts, a SPECIAL EXCEPTION use which is to be established by addition to, extension of or alteration of an existing building originally designed as a house shall preserve the character of the existing building as a house.
- 52.7.8 Conservation Zone: The following shall be applicable to additional height and special setbacks for which a SPECIAL EXCEPTION may be approved in a Conservation Zone:
- a. the building features for which additional height may be approved under Par. 7.3 shall not be used for human occupancy and shall not occupy more than 10% of the area of the roof.
 - b. the additional height under Par. 7.3 and the special exemptions under Par. 7.4.9 shall be compatible with the preservation of the natural and traditional riverway scene in the Conservation Zone and the purposes of Public Act 73-349.
- 52.7.9 Heliports: Any heliport shall be a private heliport for non-scheduled periodic landing and takeoff of rotor-craft, shall be accessory and incidental to another permitted use on the lot and shall conform to the regulations of State and Federal agencies having jurisdiction over aircraft landing and takeoff facilities and use of airspace.
- 52.7.10 Dwellings for Elderly and/or Handicapped Persons: Dwellings for elderly and/or handicapped persons shall conform to the following Special Standards:
- a. Such dwellings shall be owned by a non-profit corporation, established under the laws of the State of Connecticut for the specific purpose of owning, constructing and operating such dwellings. A copy of the articles of incorporation, as well as a copy of a management plan, shall be submitted with the application for a SPECIAL EXCEPTION.
 - b. Such dwellings and dwelling units shall be designed and equipped specifically to meet the special needs of elderly and/or handicapped persons, and each dwelling unit shall be occupied by at least one (1) person who is either 62 years of age or older and/or is physically handicapped. The management plan shall include a provision that a surviving spouse under the age of 62 may be permitted to remain in the complex.

- c. Such dwellings may i) contain not less than two (2) nor more than eight (8) dwelling units or ii) consist of one or more clusters of up to six (6) single detached dwellings per cluster for one (1) family. No dwelling unit shall contain more than two (2) bedrooms. Each one-bedroom dwelling unit shall contain not less than 400 square feet of enclosed floor space and each two-bedroom dwelling unit shall contain not less than 550 square feet of enclosed floor space. No separate dwelling unit shall be located above any other dwelling unit unless such upper unit has at-grade access (principal door sill not more than 24 inches above the grade of the adjoining land).
- d. Such dwellings shall be located on a lot having a minimum area of two (2) acres that have an average seepage rate of one (1) inch in 10 minutes or less. Dwellings shall be located on suitable building land on the lot, and the total number of dwelling units shall not exceed 12 per acre of land having the above seepage rate. All such dwellings shall be served by public water supply.
- e. No such dwelling, or building or structure accessory thereto, shall extend within less than 25 feet of any street line or property line, and no parking spaces or access aisles in connection therewith shall extend within 25 feet of any street line or within 15 feet of any property line. No such dwelling shall extend within less than 15 feet of any other dwelling on the lot.
- f. The use may include accessory community rooms and facilities for the use of the occupants of the dwellings, as well as utility and maintenance buildings and facilities necessary for support of the dwellings on the lot.

52.7.11 Marine Research Laboratories: Any marine research laboratory for the study of aquatic and marine environment, ecology and resources, to be located in the MC or MCL District, shall also conform to the following Special Standards:

- a. The laboratory activity shall have need for and actually use access from the lot to Long Island Sound or the Connecticut River by boat or other vessels in connection with its primary study activities.
- b. Such access by boat or other vessel to the Sound or River shall be of a type, character and extent that is in harmony with and conforming to the appropriate and orderly use of the Sound or River by boating and fishery uses permitted in the District.

52.7.12 Radio Towers: Radio towers for Standard Broadcasting Radio Stations must be used in connection with a radio station located completely within the Town of Old Saybrook.

SECTION 53 - SPECIAL EXCEPTIONS (Board of Appeals)

- 53.1 General: In accordance with the procedures, standards and conditions hereinafter specified, the Board of Appeals may approve a SPECIAL EXCEPTION for a) conversion of dwellings so as to contain two (2) dwelling units or b) automotive uses under Par. 32.2.1 and 34.2.1, in a district where such uses are listed as special exception uses. All requirements of this Section are in addition to other requirements applicable in the district in which the SPECIAL EXCEPTION use is to be located.
- 53.2 Purpose: Uses permitted as SPECIAL EXCEPTION uses subject to the approval of the Board of Appeals are deemed to be permitted uses in their respective districts, subject to the satisfaction of the requirements and standards of this Section. SPECIAL EXCEPTION uses that may be permitted in a district are unusual uses that under favorable circumstances will be appropriate, harmonious and desirable uses in the district but that possess such special characteristics that each use should be considered as an individual case.
- 53.3 Application: Application for a SPECIAL EXCEPTION shall be submitted in writing to the Zoning Enforcement Officer, shall be accompanied by an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and except for conversion of a dwelling, shall also be accompanied by the following:
- 53.3.1 Statement of Use: a written statement describing the proposed use in sufficient detail to determine compliance with the use provisions of these Regulations and the performance standards of 61; four (4) copies shall be submitted.
- 53.3.2 Site Plan: four (4) copies of a site plan, in accordance with the provisions of Section 8.
- 53.3.3 Architectural Plans: four (4) copies of architectural plans, which may be in preliminary form, in accordance with the provisions of Section 8.
- 53.3. Modification of Submission: The Board of Appeals, upon written request by the applicant, may by resolution a) determine that the required submission of all or part of the information required under Par. 53.3.2 and 53.3.3 is not necessary in order to decide on the APPLICATION and need not be submitted, or b) determine that such information is deferred for submission and decision at a later date.

53.4

Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying plans and documents to the Board of Appeals; he shall also transmit a copy thereof to the Planning Commission. A copy of any site plan and Soil Erosion and Sediment Control Plan accompanying an application for an automotive use may be transmitted by the Zoning Enforcement Officer to the Middlesex County Soil and Water Conservation District with a request for its technical review and advisory opinion, and for certification in accordance with Section 66; a copy of any such site plan and Control Plan pertaining to a lot in a Conservation Zone shall be so transmitted to the District for such review and opinion. Within 45 days after receipt of a copy of the application, plans and documents, the Planning Commission shall report its recommendations to the Board of Appeals, stating the reasons therefor. The Board of Appeals may request the applicant to submit such additional information that it deems necessary in order to decide on the application. The Board of Appeals shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to any extension of the time for public hearing and action on the application. *

53.5

Approval: After the public hearing, the Board of Appeals may approve a SPECIAL EXCEPTION if it finds that the proposed use and the proposed buildings and structures will conform to the standards hereinafter specified. Approval of an application under this Section shall constitute approval conditioned upon completion of the proposed development, in accordance with plans as approved, within a period of two (2) years after the date of approval of the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE. One extension of such period for an additional period not to exceed one (1) year may be granted by the Board of Appeals for good cause. All SPECIAL EXCEPTIONS may be approved subject to appropriate conditions and safeguards necessary to conserve the public health, safety, convenience, welfare and property values in the neighborhood.

53.6

Standards: The proposed use and the proposed buildings and structures shall conform to the General Standards specified for SPECIAL EXCEPTIONS under Par. 52.6 and to the following Special Standards:

53.6.1

Conversion of Dwellings: The dwelling to be converted to contain two (2) families shall be a single detached dwelling for one (1) family and shall conform to the following Special Standards:

- a. Such dwelling shall have been in existence on January 1, 1944, shall contain not less than 2,000 square feet of enclosed floor space, and, upon conversion, neither of the two (2) dwelling units shall contain less than 800 square feet of enclosed floor space.
- b. The dwelling shall be located on a lot having a minimum area of 25,000 square feet if served by public water supply or having a minimum area of 40,000 square feet if not so served.
- c. In making changes to the exterior of the dwelling, the appearance and character of a single family house shall be preserved, and no structural changes shall be made other than to provide necessary means of egress for each dwelling unit.

d. Stairways leading to the second and any higher floor shall be located within the walls of the dwelling.

e. Sewage disposal facilities shall be designed and constructed in accordance with applicable State and Town codes and regulations.

53.6.2 Automotive Uses: Motor vehicle service stations, and the additional automotive uses specified under Par. 34.2.1 and 32.2.2 shall conform to the following Special Standards:

a. No building or other structure used for a motor vehicle service station or other automotive use, and no land used for such purposes, shall extend within less than 100 feet of a Residence District boundary line. In addition, no motor vehicle service station or other automotive use shall have at the street line any entrance or exit for motor vehicles within a radius of 500 feet of any entrance or exit at the street line of any public or private school, library, church or other place of worship, park, playground or institution for sick or dependent or for children under 16 years of age.

b. No pump or other fuel filling devices for the retail sale of gasoline or other motor vehicle fuel on any lot shall be located within less than 25 feet of any street line or property line or within a radius of 1,000 feet of any such pump or device on any other lot.

c. There shall be no repair work, except of a minor or emergency nature, performed out-of-doors.

d. Except with respect to automotive uses specified under Paragraphs 32.2.1 and 32.2.2, in Business B-2 Districts, no more than five (5) undamaged motor vehicles awaiting repair shall be stored or parked out-of-doors, except that additional vehicles, including damaged vehicles, may be stored or parked out-of-doors if located in an outside storage area enclosed, except for necessary access drives, by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street.

SECTION 54 - FLOOD PLAIN DISTRICT

54.1 Boundaries and Elevations: The Flood Plain District consists of the "special flood hazard areas", namely Zone A, Zone A1-A30 and Zone V1-V30, which are delineated on map entitled "Flood Insurance Rate Map; Town of Old Saybrook, Connecticut, Middlesex County, Community Panel Number 090069-0001-A", Page 1 of 1, effective July 3, 1978, prepared by the U. S. Department of Housing and Urban Development, Federal Insurance Administration, and as such Zones may be amended from time to time by such Administration, which map is hereby made a part of these Regulations and is hereinafter referred to as "Flood Insurance Rate Map". The "special flood hazard areas" are areas of the Town where there is a one percent chance of flooding in any given year. The Flood Insurance Rate Map also identifies base flood elevations above mean sea level for Zone A1-A30 and Zone V1-V30.

54.2 Requirements: The following requirements are applicable in the Flood Plain District and are in addition to requirements of these Regulations applicable in the underlying District:

54.2.1 Within the Flood Plain District, no building or other structure shall be constructed, moved or substantially improved unless a Flood Hazard Area Permit therefor is obtained from the Town Engineer in accordance with a certain ordinance entitled "Flood Plain Management Ordinance, Town of Old Saybrook, Connecticut". For the purpose of this requirement, "substantial improvement" means any repair, reconstruction or improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building either a) before the improvement or repair is started, or b) if the building has been damaged and is being restored, before the damage occurred. "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences whether or not that alteration affects the external dimensions of the building. The term does not, however, include either a) any project for improvement of a building to comply with existing State or Town health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or b) any alteration of a building listed on the National Register of Historic Places or the Connecticut State Inventory of Historic Places.

54.2.2 Within the Flood Plain District, there shall be no paving, other than normal maintenance and repair of roads and driveways, and there shall be no excavation or removal from any lot or grading or dumping on any lot of earth materials, other than bona fide farming and landscaping on a lot in accordance with Par. 64.2.2, unless such Flood Hazard Area Permit therefor is obtained from the Town Engineer.

54.2.3 The maps and plans, including plan drawings and site plans, required under these Regulations to be submitted in connection with an APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE or a SITE PLAN or a SPECIAL EXCEPTION and pertaining to a lot any portion of which is located in a Flood Plain District, shall show the following additional information:

- a. the boundaries of the Flood Plain District;
- b. base flood elevations above mean sea level; and
- c. the lowest floor elevation, including basement, above mean sea level for any existing or proposed building.

54.2.4 In Business, Marine Commercial and Industrial Districts, no outside storage areas shall be located in the Flood Plain District unless adequate provision is made to prevent flotation of materials and equipment and to minimize flood damage within the Flood Plain District.






SECTION 55 - CONDOMINIUM DISTRICT

- 55.1 General: The Condominium District is a class of district in addition to and overlapping the Residence A District or such portion thereof as may be delineated on the Zoning Map. Within the Condominium District and in accordance with the procedures, standards and conditions hereinafter specified, the Zoning Commission may approve a SPECIAL EXCEPTION to permit use of a lot for condominium development. If so approved, all other uses of the lot are expressly prohibited.
- 55.2 Definitions: Certain words used in this Section are defined and explained as follows:
- 55.2.1 a "condominium development" shall mean a) one (1) or more dwellings each containing not less than four (4) nor more than eight (8) dwelling units, or b) one or more clusters of up to six (6) single detached dwellings per cluster for one family, and otherwise as defined and permitted pursuant to the Unit Ownership Act, Chapter 825, of the General Statutes of the State of Connecticut, as the same may be amended from time to time, and fulfilling all requirements and provisions thereof, together with such parking, recreation and accessory uses customary with and incidental thereto which are limited to the use of the residents of such dwelling units.
- 55.2.2 a "bedroom" shall mean any room designed, intended, furnished or occupied for sleeping quarters, and any room other than a living room, dining room, kitchen, bathroom, or a utility or storage room having an area of less than 50 square feet, shall be considered a bedroom.
- 55.3 Application: Application for a SPECIAL EXCEPTION for a condominium development shall be submitted in writing to the Zoning Enforcement Officer, shall be accompanied by an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and shall also be accompanied by the following:
- 55.3.1 Survey Map: six (6) copies of a Class A-2 survey map of the lot covered by the application, prepared by a land surveyor licensed to practice in the State of Connecticut, showing the boundaries of the lot, existing contours at an interval not exceeding two (2) feet based on Mean Sea Level (National Geodetic Vertical Datum of 1929), the boundary of any tidal wetlands and inland wetlands, any water courses and the location of all seepage test holes and deep test pits.

- 55.3.2 Site Plan: six (6) copies of a site plan, in accordance with the provisions of Section 8.
- 55.3.3 Architectural Plans: six (6) copies of architectural plans, which may be in preliminary form, in accordance with the provisions of Section 8.
- 55.3.4 Soil Erosion and Sediment Control Plan: six (6) copies of a Soil Erosion and Sediment Control Plan, in accordance with the provisions of Section 66.*
- 55.3.5 Declaration: a copy of the declaration specified in Sec. 47-70 of the General Statutes of the State of Connecticut, as the same may be amended from time to time, proposed to be filed in the Office of the Old Saybrook Town Clerk.
- ** 55.4 Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying plans and documents to the Zoning Commission; he shall also transmit a copy thereof to the Planning Commission. Within 45 days after receipt of a copy of the application, plans and documents, the Planning Commission shall report its recommendations to the Zoning Commission, stating the reasons therefor. The Zoning Commission may request the applicant to submit a) additional copies of maps, plans and documents for review by other agencies and b) such additional information that it deems necessary in order to decide on the application. Unless specifically requested by the Zoning Commission, no revision or other modification of the application, maps, plans and documents shall be made during the 15-day period preceding the day scheduled for a public hearing on the application. ... The Zoning Commission shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to one or more extensions of the time for public hearing and action on the application as provided by law.
- 55.5 Approval: After the public hearing, the Zoning Commission may approve a SPECIAL EXCEPTION for a condominium development if it shall find that such development will conform to the standards hereinafter specified. Such approval is subject to conditions as follows:
- 55.5.1 Details and Specifications: Approval may be conditioned upon submission of detailed plans and specifications for particular elements of the condominium development for approval by the Zoning Commission. Approval of the SPECIAL EXCEPTION shall become effective when such detailed plans and specifications have been approved.
- 55.5.2 Time Period and Staging: Approval of a SPECIAL EXCEPTION shall constitute approval conditioned upon completion of the condominium development, in accordance with plans as approved, within a period of three (3) years after the effective date of the SPECIAL EXCEPTION as specified by the Commission, provided that a) extensions of such period may be granted by the Zoning Commission for good cause, b) no

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved at any one time for more than the number of dwelling units allowed according to the attached table and approved by the Commission and no further APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved until at least 25% of the dwelling units authorized by any prior APPLICATION have been completed and conveyed to individual owners, and c) the declaration submitted under Par. 55.3.4 shall have been filed in the Office of the Old Saybrook Town Clerk prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE.

CONDOMINIUM CONSTRUCTION SCALE

		100%	50%	33-1/3%	25%	Percentage
Total Number of Units	25					 Permitted
	50					
	75					
	100+					

55.5.3 Safeguards: All SPECIAL EXCEPTIONS for condominium development may be approved subject to appropriate conditions and safeguards necessary to conserve the public health, safety, convenience, welfare and property values in the neighborhood.

55.5.4 Bond: The Zoning Commission shall require the posting of a bond with sufficient surety in favor of the Town to insure completion of any site work, including landscaping, approved under the SPECIAL EXCEPTION.

55.6 Standards: The proposed condominium development shall conform to all of the requirements of these Regulations and shall also conform to the General Standards specified for SPECIAL EXCEPTIONS under Par. 52.6 and to the following Special Standards:

55.6.1 Lot Area: The condominium development shall be located on a lot having a minimum area of five (5) acres exclusive of any tidal and inland wetlands and water courses and such acreage shall have an average seepage rate of one (1) inch in 10 minutes or less as demonstrated by the results of seepage tests taken in accordance with the specifications of the Connecticut Public Health Code and in reasonable sampling locations representative of conditions on the lot.

- 55.6.2 Dwelling Units: The dwellings shall be located on suitable building land on the lot. The total number of bedrooms in dwelling units on the lot shall not exceed eight (8) per acre, or fraction thereof, of land having the average seepage rate of one (1) inch in 10 minutes or less specified in Par. 55.6.1 and exclusive of tidal and inland wetlands and water courses.
- 55.6.3 Dwelling Unit Specifications: In dwellings containing from four (4) to eight (8) dwelling units, each one-bedroom dwelling unit shall contain not less than 800 square feet of enclosed floor space, and each dwelling unit having two (2) or more bedrooms shall contain not less than 1,200 square feet of enclosed floor space. Each single detached dwelling for one (1) family shall contain not less than 900 square feet of enclosed floor space on the ground floor. No separate dwelling unit shall be located above any other dwelling unit.
- 55.6.4 Setbacks: In any condominium development, no building or other structure shall extend within less than 75 feet of any street line or property line. No dwelling containing from four (4) to eight (8) dwelling units shall extend within less than 35 feet of any other such dwelling; no single detached dwelling for one (1) family shall extend within less than 15 feet of any other such single detached dwelling. When one or more single detached dwellings are built in a cluster, each cluster shall be separated by at least 70 feet. No parking spaces or access aisles in connection therewith shall extend within less than 25 feet of any street line or within less than 15 feet of any property line.
- 55.6.5 Utilities: All electric and telephone utility lines shall be located underground. Each dwelling unit shall be served by public water supply. Each dwelling unit shall be served by a sewage disposal system, located on the lot, as follows:
- a. Seepage tests and deep test pits shall be made in accordance with the specifications of the Connecticut Public Health Code, and there shall be at least one (1) test hole for each two (2) dwelling units, which test holes shall be located within the limits of the proposed sewage disposal field; and there shall also be at least one (1) test hole for each four (4) dwelling units, which test holes shall be located within the limits of the area proposed to be reserved for future sewage disposal fields.

- b. Sewage disposal fields shall be located upon suitable virgin soil that a) is at least four (4) feet above bedrock and at least two (2) feet above seasonal high water table and b) has a slope of less than 15%.
- c. The design, construction and program for operation of sewage disposal systems shall be in accordance with applicable State and Town codes and regulations and shall be approved by the State Health Department and the State Department of Environmental Protection.

55.6.6 Paving and Sidewalks: All paved areas, curbing and sidewalks shall be installed in conformity with the standards of the Subdivision Regulations of the Town of Old Saybrook. The placement, size, arrangement and use of access driveways to public or private streets shall be adequate to serve residents of the dwellings and shall not hinder safety on existing or proposed streets. Access driveways shall be at least 24 feet in width and shall remain as private driveways. Bonding shall be as specified in Par. 8.2.1 and 55.5.4.

SECTION 56 - OPEN SPACE SUBDIVISIONS

- 56.1 General: The Planning Commission may grant a SPECIAL EXCEPTION, simultaneously with the approval of a subdivision plan under the Subdivision Regulations of the Town of Old Saybrook, to permit establishment of an Open Space Subdivision Plan in the Residence AA-1 District, involving permanent reservation of land for open space purposes concurrent with reduction of lot area and shape requirements applicable in such District. The Planning Commission shall follow the procedures herein specified, and before granting a SPECIAL EXCEPTION, shall find that the standards and conditions herein specified have been met and that the SPECIAL EXCEPTION will accomplish the open space purpose set forth in Par. 56.2 and will be in harmony with the purpose and intent of the Zoning Regulations.
- 56.2 Open Space Purpose: The Open Space Subdivision Plan shall result in permanent reservation of land for the purpose of providing or supporting one or more of the following:
- 56.2.1 parks, playgrounds or other outdoor recreation areas;
 - 56.2.2 protection of natural streams, ponds or water supply;
 - 56.2.3 conservation of soils, wetlands, beaches or tidal marshes;
 - 56.2.4 protection of natural drainage systems, or assurance of safety from flooding;
 - 56.2.5 preservation of sites or areas of scenic beauty or historic interest; or
 - 56.2.6 conservation of forest, wildlife, agricultural and other natural resources.
- 56.3 Application: Application for a SPECIAL EXCEPTION for an Open Space Subdivision Plan shall be submitted in writing to the Zoning Enforcement Officer, shall be accompanied by an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and shall also be accompanied by the following:
- 56.3.1 Standard Plan: a standard subdivision plan, meeting the requirements for a Site Development Plan under the Subdivision Regulations of the Town of Old Saybrook and conforming to all of the regular provisions of these Regulations and the Subdivision Regulations; six (6) copies shall be submitted.
 - 56.3.2 Preliminary Plan: a preliminary subdivision plan, meeting the requirements for a Site Development Plan under the Subdivision Regulations of the Town of Old Saybrook, showing the proposed development of the land under an Open Space Subdivision Plan; six (6) copies shall be submitted.

56.3.3 Statement: six (6) copies of a written statement describing the following:

- a. the open space resources of the lot and the specific open space purposes of Par. 56.2 to be accomplished;
- b. the proposed method of preservation, disposition, ownership and maintenance of the open space land; and
- c. the proposed method of providing water supply.

56.4 Initial Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying plans and documents to the Planning Commission; he shall also transmit a copy thereof to the Zoning Commission. The Planning Commission may request the applicant to submit such additional information that such Commission deems necessary to make a reasonable decision on the application. The Planning Commission shall review the Standard Plan submitted under Par. 56.3.1 and by resolution determine the number of lots that constitute a reasonable subdivision of the land conforming to these Regulations and the Subdivision Regulations. The Planning Commission shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to any extension of the time for public hearing and action on the application. The Planning Commission may approve the application, approve it subject to modifications or disapprove the application. The Planning Commission may approve the application only if such Commission finds that the purposes specified in Par. 56.2 will be accomplished, that the standards specified in Par. 56.6 will be met and that the Open Space Subdivision Plan will not be detrimental to the public health and safety and property values. Approval of the application under this Paragraph shall constitute preliminary approval and shall authorize the applicant to submit a final Open Space Subdivision Plan as provided in Par. 56.5.

56.5 Approval: Within six (6) months after preliminary approval of the application by the Planning Commission under Par. 56.4, the applicant shall submit to the Planning Commission final plans for the Open Space Subdivision Plan in the same manner as required for formal approval of a subdivision under the Subdivision Regulations of the Town of Old Saybrook. The final plans shall conform to the preliminary approval granted under Par. 56.4 and shall conform to the standards specified in Par. 56.6. The Planning Commission shall act on the final plans in the same manner as required for action on subdivision applications under the Subdivision Regulations. No APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE in the Open Space Subdivision Plan area shall be approved by the Zoning Enforcement Officer and no CERTIFICATE shall be issued by him until the final plans have been approved by the Planning Commission and the final map has been recorded in the Office of the Old Saybrook Town Clerk.

- 56.6 Standards: The Open Space Subdivision Plan shall conform to the following standards in addition to the standards of the Subdivision Regulations:
- 56.6.1 Acreage: The area covered by the application excluding existing streets shall consist of not less than 25 acres. The acreage, however, may be less, as approved by the Planning Commission, if the application covers adjoining land for which an Open Space Subdivision Plan has been approved under this Section or if the open space proposed in the application consists of 50% of the area of the lot or is an adjunct to existing permanent open space land adjoining the area covered by the application.
- 56.6.2 Number of Lots: The number of lots shown on the final subdivision map specified in Par. 56.5 shall not exceed the number shown on the Standard Plan specified in Par. 56.3.1 and accepted by the Commission under Par. 56.4. In determining the number of lots which can reasonably be created on the Standard Plan, there shall be excluded from the total any lots which in their natural state are unsuitable for building or for on-site sewage disposal systems.
- 56.6.3 Lot Area and Shape: Each building lot shall have an area of not less than 24,000 square feet, shall be of such shape that a square with 120 feet on each side will fit on the lot and shall have a minimum width along the building line of 100 feet. Each lot shall have a frontage of not less than 20 feet on a street.
- 56.6.4 Water Supply: Each building lot shall be served by public water supply.
- 56.6.5 Area of Open Space Land: The area of open space land shown on the final subdivision map shall not be less than 16,000 square feet times the number of lots shown on the Standard Plan accepted by the Planning Commission under Par. 56.4.
- 56.6.6 Open Space Land: Each Open Space Subdivision Plan shall result in permanent preservation of land for one or more purposes specified in Par. 56.2. The provision for open space land shall conform to the following standards:
- a. The specific purpose or purposes for which open space land is retained and preserved shall be subject to the approval of the Planning Commission.
 - b. The open space land shall have boundaries, access, shape, dimension, character, location and topography suitable to support the purpose intended as approved by the Planning Commission.

- c. The open space land shall be shown on the subdivision map and shall be labeled in a manner approved by the Planning Commission, specifying the approved general open space purpose, and indicating that such land is subject to the SPECIAL EXCEPTION, shall not be further subdivided and is permanently reserved for open space purposes.
- d. Provision shall be made for retention and preservation of the land by means of ownership, operation and maintenance suitable to support the open space purposes approved by the Planning Commission. Such means shall be subject to the approval of the Planning Commission and shall include a) recording in the Office of the Old Saybrook Town Clerk of restrictive covenants that support the open space purpose and b) conveyance of the land to the Town of Old Saybrook, if accepted by the Town, or to a land conservation trust, if accepted by the trust, or to such other entity that is organized and empowered to own, operate and maintain land for the open space purpose approved by the Planning Commission.

56.6.7 Permitted Uses: Each building lot, shown on an approved Open Space Subdivision Plan shall be used for one or more of the uses listed in Par. 22.1.1, 22.1.2, 22.1.3, 22.1.4, 22.1.7 and 22.1.8 of Section 22, and no other. The open space land preserved under an Open Space Subdivision Plan shall be used only for the purposes set forth under Par. 56.2 and approved by the Planning Commission, and no building or other structure shall be established in connection with such purposes unless a SPECIAL EXCEPTION therefor is secured from the Zoning Commission, in accordance with the provisions of Section 52, as consistent with and in support of the approved open space purpose.

56.6.8 Sections: The area covered by an Open Space Subdivision Plan may be submitted for final approval in sections, provided that any land to be reserved for open space is so reserved in the first section.

56.7 Amendments: Any approved Open Space Subdivision Plan may be amended in accordance with the same procedures and standards required in this Section for the initial application.

SECTION 57 - AQUIFER PROTECTION DISTRICT

- 57.1 General: The Aquifer Protection District is a class of district in addition to and overlapping one or more of the other districts. The boundaries of the Aquifer Protection District encompass all of the area drained by surface waters that cross the "primary recharge" and "secondary recharge" areas of stratified drift "aquifers" that are existing or designated as potential and important sources of public water supply, based on data established by the U. S. Geological Survey. The purpose of the Aquifer Protection District is to assure that the use of land, buildings and other structures and site development within the District are conducted in a manner that protects the public health and the usability of the groundwater supply resource and avoids degradation of the quality of the groundwater. The Aquifer Protection District is further identified as follows:
- 57.1.1 The Aquifer Protection District delineated on Supplementary Map Number Six is in the vicinity of Bokum Road and Middlesex Turnpike, encompasses an existing public water supply well field and is further identified on maps entitled "CRERPA Recharge Area Maps; Connecticut Areawide Waste Treatment Management Planning Board", Sheet 99 - Essex Quadrangle, Oct. 1979 and Sheet 100 - Old Lyme Quadrangle, Oct. 1979.
- 57.2 Special Definitions: Certain words in this Section are defined as follows:
- 57.2.1 "Aquifer" means a geologic unit consisting of surficial deposits of glacial till and stratified drift (sand and gravel) capable of yielding usable amounts of water.
- 57.2.2 "Primary recharge area" means that area immediately overlying the stratified drift "aquifer" as well as adjacent areas of stratified drift that may not have sufficient thickness to be part of the "aquifer"; the boundary of the "primary recharge area" is the contact between the stratified drift and adjacent till or bedrock.
- 57.2.3 "Secondary recharge area" means land adjacent to the "primary recharge area" from which groundwater moves down gradient into the "aquifer".
- 57.3 Permitted Uses: Within the Aquifer Protection District, land, buildings and other structures may be used for one or more of the uses permitted in the underlying district, but the following uses are specifically prohibited:
- 57.3.1 Disposal of solid wastes to the ground in sanitary landfills or dumps.
- 57.3.2 Septage lagoons and the disposal or spreading of septage on the ground.

- 57.3.3 Disposal of toxic or hazardous materials, as defined in Par. 51.2.1, to the ground, including surface and groundwaters.
- 57.3.4 On the primary and secondary recharge areas, any community sewage disposal system that discharges to the ground.
- 57.3.5 On the primary and secondary recharge areas, any use which involves as a principal activity the manufacture, use, generation, storage, transportation or disposal of toxic or hazardous materials, as defined in Par. 51.2.1, in quantities greater than for normal household use or for on-site heating or intermittent stationary power production.
- 57.4 Additional Requirements: The following are additional requirements pertaining to the use of land, buildings and other structures and site development in the Aquifer Protection District:
- 57.4.1 Salt: Any road salt storage shall be covered with a roof or otherwise covered so that rain water does not leach the salt. Such storage shall also be located on an impervious surface from which runoff is collected in an evaporative detention basin or is discharged to a surface water course with sufficient year round flow to dilute the runoff.
- 57.4.2 Change in Occupancy: In addition to the requirements of these Regulations concerning change in use, each change in nonresidential occupancy of a premises may be made only after a new Statement of Use has been submitted to the Zoning Enforcement Officer under Par. 51.2.1 and a new CERTIFICATE OF ZONING COMPLIANCE therefor has been issued concerning compliance with the requirements of this Section and Par. 51.9A.
- 57.4.3 Sewage Disposal: Sanitary wastewater disposal to on-site septic systems on any lot shall not average more than 350 gallons per acre per day nor more than 5,000 gallons total discharge per day, provided however that any system which exceeds such amounts is permitted in accordance with the following:
- a. At least 15 days prior to approval of an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use equaling or exceeding such discharges, notice that APPLICATION and proposed discharge are pending shall be sent by Certified Mail by the Zoning Enforcement Officer to the owner of each lot abutting the lot where the discharge is to occur and to any public utility water supply company having surface or well water supply facilities in the Aquifer Protection District; and
 - b. The system shall be approved by the Connecticut Department of Environmental Protection as consistent with maintenance of the quality of groundwater in the Aquifer Protection District.

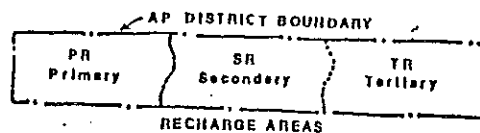
57.4.4 Fuel Storage: In connection with nonresidential uses, underground fuel storage tanks and piping shall be designed in conformance with the Rules and Regulations of the State Fire Marshall as authorized under Sec. 29-62 through 29-66 of the Connecticut General Statutes. Provision shall be made for containment and cleanup of spills at the point of delivery to and from storage. No such storage shall be backfilled until inspected by the Building Inspector.

57.4.5 Runoff: Any nonresidential use that is subject to submission and approval of a SITE PLAN or SPECIAL PERMIT shall conform to the following in addition to other requirements of these Regulations:

- a. The site plan shall identify all drains and drainage facilities and shall demonstrate how oil, grease, cleaning materials and other contaminants will be contained and not discharged to the aquifer.
- b. The total ground coverage by buildings and other structures, outside storage and paving on any lot shall not exceed 30% of the area of the lot. Storm drainage shall be discharged to vegetated surfaces unless measures and a maintenance program are provided for control of contaminant runoff to the aquifer from parking and other paved areas.
- c. On the primary and secondary recharge area, excavation and regrading for site development and under Section 64 shall be designed either with a finished elevation at least five (5) feet above the water table or with no reduction in elevation if already less than five (5) feet.



SUPPLEMENTARY MAP NUMBER SIX
 AQUIFER PROTECTION DISTRICT (AP)
 April 15, 1985



ARTICLE VI

TOWNWIDE REQUIREMENTS

- SECTION 61 - PERFORMANCE STANDARDS
- SECTION 62 - PARKING AND LOADING
- SECTION 63 - SIGNS
- SECTION 64 - EXCAVATION AND GRADING
- SECTION 65 - TRAILERS
- SECTION 66 - SOIL EROSION AND SEDIMENT CONTROL

SECTION 61 - PERFORMANCE STANDARDS

- 61.1 General: The use of land, buildings and other structures, wherever located, shall be established and conducted so as to conform to the performance standards hereinafter specified. The performance standards establish certain nuisance factors which if committed or exceeded in the use of land, buildings and other structures will be detrimental to the use, enjoyment and value of other land, buildings and structures, will be detrimental to the public health, safety and welfare and will be contrary to the comprehensive plan of zoning. The Zoning Enforcement Officer is authorized to make surveys and take measurements to determine compliance. No APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved by the Zoning Enforcement Officer and no CERTIFICATE OF ZONING COMPLIANCE shall be issued by him until he has made a determination that the proposed use of land, buildings and other structures will be established and conducted in accordance with the performance standards and with the standards stated in other relevant Town, State and Federal codes, ordinances or regulations, whichever is the more restrictive. The performance standards hereinafter specified shall be of continuing application.
- 61.2 Smoke, Gases and Fumes: No dust, dirt, fly ash, smoke, gas or fumes shall be emitted into the air from any lot so as to endanger the public health and safety, to impair safety on or the value and reasonable use of any other lot, or to constitute a critical source of air pollution. In addition no such smoke or particulate matter shall be so emitted so as to have an opacity greater than Ringleman #2 for more than five (5) minutes in any 12 hour period.
- 61.3 Noise: With the exception of time signals and noise necessarily involved in the construction or demolition of buildings and other structures, no noise shall be transmitted outside the lot where it originates when noise has a decibel level, octave band, intermittance and/or beat frequency which endangers the public health and safety or impairs safety on or the value and reasonable use of any other lot.
- 61.4 Vibration: With the exception of vibration necessarily involved in the construction or demolition of buildings, no vibration shall be transmitted outside the lot where it originates.
- 61.5 Odors: No offensive odors shall be emitted into the air from any lot so as to impair the value and reasonable use of any other lot.
- 61.6 Glare and Heat: No light shall be transmitted outside the lot where it originates so as to endanger the public health or safety, including the public safety on any street or highway, or to impair the value and

reasonable use of any other lot. In Residence Districts the source of any lighting located out-of-doors on any lot shall not be visible from any other lot; in other than Residence Districts the source of any lighting located out-of-doors and within 200 feet of a Residence District boundary line shall not be visible at such boundary line.

- 61.7 Refuse and Pollution: No refuse or other waste materials shall be dumped on any lot except with the approval of the Director of Health of the Town of Old Saybrook. No refuse or other waste materials and no liquids shall be dumped on any lot or dumped or discharged into any river, stream, estuary, water course, storm drain, pond, lake, swamp or marsh so as to constitute a source of water pollution.
- 61.8 Danger: No material which is dangerous due to explosion, extreme fire hazard or radioactivity shall be used, stored, manufactured, processed or assembled except in accordance with applicable codes, ordinances and regulations of the Town of Old Saybrook, State of Connecticut and Federal Government.
- 61.9 Radio Interference: No use on any lot shall cause interference with radio and television reception on any other lot, and any use shall conform to the regulations of the Federal Communications Commission with regard to electromagnetic radiation and interference.

SECTION 62 - PARKING AND LOADING

- 62.1 General: Parking spaces and loading spaces shall be provided off the street for any use of land, buildings or other structures in accordance with the standards hereinafter specified. Off-street parking and loading spaces required by this Section shall be permanently maintained and made available for occupancy in connection with and for the full duration of the use of land, buildings and other structures for which such spaces are herein required. All off-street parking and loading spaces hereafter established, whether required by this Section or not, shall conform to the standards of Paragraph 62.7.
- 62.1.1 Existing Uses: Any use already existing shall conform to these standards to the extent that it conforms at the time of adoption of this Section. If any existing use of land, building or other structure is changed to a use requiring additional off-street parking and loading spaces to comply with this Section, the additional spaces shall be provided for the new use in accordance with the standards hereinafter specified. Any existing use which does not conform to the standards of this Section shall not be changed to a use which would need additional off-street parking and loading spaces to comply with the standards herein unless off-street parking and loading spaces are provided for such new use as required by this Section.
- 62.2 Dimensions: For the purpose of this Section, one (1) parking space shall constitute an area with such shape, vertical clearance, access and slope as to accommodate one (1) automobile having an overall length of 20 feet and shall contain an area of 180 square feet; one (1) loading space shall constitute an area 12 feet in width and 30 feet in length with a vertical clearance of 15 feet with such shape, access and slope as to accommodate one (1) truck having an overall length of 30 feet.
- 62.3 Parking Spaces: Off-street parking spaces shall be provided in such number and location specified as follows:
- 62.3.1 Dwellings (and rented rooms): two (2) spaces for each family or dwelling unit plus one (1) space for each bed in the rented room for tourists or roomers, and located on the same lot with the dwelling, provided, however, that not less than one and one-half ($1\frac{1}{2}$) spaces shall be provided for each dwelling unit for elderly and/or handicapped persons approved under a SPECIAL EXCEPTION as specified in Par. 52.7.10.
- 62.3.2 Professional Office (in a dwelling unit): four (4) spaces, and located on the same lot with the dwelling.

- 62.3.3 Auditorium (churches, places of worship, theaters, assembly halls or stadium): one (1) space for each five (5) seats, and located on a lot not more than 300 feet in a direct line from the building; if the building is located in a Residence District, such parking spaces shall be located on the same lot with the building.
- 62.3.4 Undertaker: one (1) space for each five (5) seats, and located on the same lot with the building.
- 62.3.5 Stores and Offices (retail stores, business and professional offices, post offices, financial institutions and medical and dental clinics): one (1) space for each 150 square feet of ground floor area of the building and each 300 square feet of upper floor area, and located on a lot not more than 300 feet in a direct line from the building.
- 62.3.6 Restaurants (and other establishments serving food or beverages): one (1) space for each 50 square feet of patron floor area, and located on the same lot with the building.
- 62.3.7 Bowling Alleys: four (4) spaces for each alley, and located on the same lot with the building.
- ** 62.3.8 Hospitals (including convalescent and nursing homes and sanitariums): one (1) space for each two (2) beds for patients plus one (1) space for each employee, and located on the same lot with the building.
- ** 62.3.9 Hotels and Motels: one (1) space for each guest room plus one (1) space for each employee, and located on the same lot with the building.
- 62.3.10 Service stations (and automobile repair garages): 10 spaces, and located on the same lot with the building.
- 62.3.11 Commercial and industrial (including warehouses, wholesale businesses, trucking, terminals, research laboratories and establishments for the manufacture, processing or assembling of goods): one (1) space for each 1.5 employees during the largest daily work shift period, and located on a lot not more than 500 feet in a direct line from the building.
- 62.3.12 Marinas: one (1) space for each boat slip or rental boat with additional and separate areas provided for the parking of boat trailers. If rack storage is utilized, additional parking may be required.
- 62.3.13 Other uses: sufficient off-street parking spaces, as approved by resolution of the Zoning Commission shall be provided in connection with any use not specified in Paragraphs 62.3.1 through 62.3.3 to accommodate the vehicles of all persons occupying the premises so that the purpose and intent of this Section is maintained.

- 62.4 Multiple Uses: Where separate parts of a building are used for purposes for which there are different numbers of parking spaces required in Paragraph 62.3, the number of spaces required shall be determined by adding the number of spaces required for each separate use. When two or more classifications provided in Paragraph 62.3 are applicable to a use of land, buildings or other structures, the classification requiring the larger number of spaces shall apply.
- 62.5 Joint Use of Parking Space: The owners of two or more separate premises may establish a joint parking area to provide the total number of required parking spaces.
- 62.6 Loading Space: Each building or structure other than a dwelling, having a gross floor area in excess of 4,000 square feet, shall be provided with one (1) off-street loading space on the same lot with the building for each 40,000 square feet of gross floor area or fraction thereof, excluding basements.
- 62.7 Standards: All off-street parking and loading spaces shall be designed and constructed in accordance with the following standards:
- 62.7.1 Design: Except for parking spaces provided in connection with a dwelling, each parking space shall be provided with adequate area for approach, turning and exit of an automobile having an overall length of 20 feet without need to use any part of a public street right-of-way. Points of entrance and exit for driveways onto the street shall be located so as to minimize hazards to pedestrian and vehicular traffic in the street. No off-street loading space and no truck loading bay, ramp or dock shall be designed or arranged in a manner that trucks must use any part of a public street right-of-way for maneuvering, or for loading and unloading.
- 62.7.2 Construction: All off-street parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm water flow onto any public street. Except for necessary driveway entrances, and except for parking spaces provided in connection with a dwelling, all off-street parking and loading spaces located within 10 feet of any public street right-of-way shall be separated from such right-of-way by a curb, a fence or wall or an embankment in such a manner that cars will not overhang the right-of-way.

**62.7.3

Landscaping: Any parking area of 30 or more parking spaces in connection with a use of land, buildings or other structures for which approval of a SITE PLAN or SPECIAL EXCEPTION is required under these Regulations shall be provided with not less than one (1) tree for every 20 such spaces or fraction thereof and suitably located in landscaped planter islands within or border strips adjacent to the parking area so as to enhance the appearance of the premises and to avoid the appearance of a continuum of paving. In addition, not less than 5% of a parking area of 50 or more parking spaces shall consist of landscaped planter islands. Trees shall be of a species approved by the Zoning Commission and shall be not less than three (3) inches caliper and 10 feet in height. Trees and plantings in islands shall be located, installed and protected so as to prevent damage by normal parking and traffic circulation and parking area maintenance.

**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	
B-2	25'	10'	10'
B-3	25'	15'	25'
B-4	25'	10'	25'
MC	25'	NA	25'
MCL	25'	NA	30'
I-1	25'	10'	30'
I-2	50'	25'	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.

**Effective: 7/1/86

SECTION 63 - SIGNS

- 63.1 General:** Unless otherwise provided in this Section, no sign shall be established, constructed, reconstructed, enlarged, extended, moved or structurally altered until an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE therefor has been approved by the Zoning Enforcement Officer. It is the purpose and intent of this Section to accommodate the establishment of signs necessary for identification, direction and reasonable commercial promotion while avoiding signs of a character, as well as a proliferation and extension of signs, that would be detrimental to the public health and safety, property values and the appearance and beauty of the community. All signs shall conform to the provisions hereinafter specified and to any additional conditions or limitations that may be imposed by the Zoning Commission or Board of Appeals in connection with the approval of a SITE PLAN or SPECIAL EXCEPTION.
- 63.2 Definition:** The term "sign" shall include every sign, billboard, illustration, insignia, lettering, picture, display, banner, pennant, flag or other device, however made, displayed, painted, supported or attached, intended for use for the purpose of advertisement, identification, publicity or notice, when visible from any street or from any lot other than the lot on which the sign is located and either 1) located out-of-doors or 2) located indoors and intended to be viewed from outside the building. The term "sign", however, shall not include any flag, pennant or insignia of any governmental unit or nonprofit organization, any traffic or directional sign located within the right-of-way of a street when authorized by the Town of Old Saybrook or State of Connecticut nor any illustrations, insignia or lettering which are an integral and permanent part of the architecture of a building approved under a SITE PLAN or SPECIAL EXCEPTION.
- 63.3 Standards - All Districts:** Signs in all Districts shall conform to the following standards:
- 63.3.1 Purpose:** All signs, except as hereinafter provided, shall advertise, identify or give publicity or notice only with respect to a use of land, buildings or other structures actually in being on the lot where the sign is located. When such use shall have been discontinued for a continuous period of six (6) months, all signs pertaining thereto shall be removed or otherwise eliminated.
- a. Exception:** Notwithstanding the provisions of Par. 63.3.1, an existing commercial enterprise may establish two (2) directional signs on another lot or lots, provided that such directional signs are no longer than 48 inches nor wider than eight (8) inches, are painted white with the name only of the enterprise painted in black, are located in a Business or Industrial District and are not located within the right-of-way of any street.

- 63.3.2 Location: No sign shall be located within or hang over the right-of-way of any street, except that a sign attached to the wall of a building may project 15 inches into such right-of-way.
- 63.3.3 Projecting and Hanging Signs: No sign shall project over or hang over any sidewalk, driveway, walkway, roadway or accessway, except that signs attached to the wall of a building may thus project not more than 15 inches therefrom, provided that such projection does not occur within 10 feet vertical clearance of the ground.
- 63.3.4 Obstructions: No sign shall be located or maintained so as to be a hazard to traffic or pedestrians, to obstruct any door, window, ventilation system or fire escape or exit, or to cause any other hazard to the public health or safety.
- 63.3.5 Light and Motion: No flashing signs and no revolving, waving or other moving signs are permitted:
- 63.4 Standards - Residence Districts: In addition to the standards specified in Par. 63.3, all signs in Residence Districts shall conform to the following standards:
- 63.4.1 Purpose: The following signs are permitted, and no other:
- a. on any lot, one (1) identification sign not exceeding three (3) square feet in area, giving only the name of the premises and/or of the occupant, or announcing a home occupation or professional office on the premises.
 - b. on a lot where the premises are for sale or for rent, one (1) real estate sign not exceeding 12 square feet in area and not referring to any other premises;
 - c. on a tract of land for which a subdivision map has been approved by the Planning Commission, one (1) real estate sign not exceeding 32 square feet in area for a period of one (1) year, subject to renewal annually and only during the development of the tract;
 - d. building contractors' and designers' signs pertaining to buildings under construction; the total area of such signs shall not exceed 32 square feet, and such sign shall be removed within 30 days after completion of the project;
 - e. on any lot containing a farm or related activity or a SPECIAL EXCEPTION use, one (1) sign not exceeding 16 square feet in area;

- f. private warning and traffic signs, with no advertising thereon, each not exceeding two (2) square feet in area;

No APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and no CERTIFICATE is required for signs permitted under Subparagraphs 63.4.1(a), 63.4.1(b) and 63.4.1(f).

- 63.4.2 Location and Height: Signs permitted under Paragraph 63.4.1(c), 63.4.1(d) and 63.4.1(e) shall not extend within less than 10 feet of any property line or street line; other signs may extend to the property line or street line. No sign shall be located on any roof, and no sign attached to a building shall project above the top of the wall of the building. Signs attached to buildings may project into the area required for setback provided that the sign does not project more than 15 inches from the wall of the building. No sign attached to the ground shall exceed a height of eight (8) feet.

- 63.5 Standards - Other Districts: Signs permitted under Par. 63.4 are permitted in all other Districts. In addition to the standards specified in Par. 63.3, all other signs in Business, Marine and Industrial Districts shall conform to the following standards:

- 63.5.1 Setbacks: Except as hereinafter provided, signs shall observe all setbacks required for buildings and other structures, but signs attached to buildings may project into the area required for setbacks provided that the sign does not project more than 15 inches from the wall of the building.

- 63.5.2 Central Business B-1 District:

- a. on any lot, one (1) sign attached to the ground is permitted, and such sign shall not exceed 12 square feet in area nor a height of 10 feet but may extend to the street line;
- b. signs attached to buildings shall not extend above the top of the wall of the building and shall not project more than 15 inches from the wall of the building, except that signs not exceeding 12 square feet in area may project up to four (4) feet from such wall provided that there be a clearance of not less than 10 feet from the ground level to the sign.
- c. signs attached to one (1) wall of a building, including projecting signs, may have a total area of as much as 20% of the area of such wall measured to a height of 12 feet above ground level, but signs attached to any other wall shall not exceed either 5% of the area of such other wall measured to a height of 12 feet above ground level or 40 square feet, whichever is less, and shall give only the name of the enterprise or occupant of the premises; and
- d. no sign shall be painted on the wall of the building.

63.5.3 Shopping Center B-2 and General Business B-4 Districts:

- a. on any lot, one (1) sign attached to the ground is permitted, and such sign shall not exceed 50 square feet in area nor a height of 20 feet, but may extend to within 10 feet of a street line, except that any such sign may be increased in area by 20 square feet for each full 100 feet of frontage of the lot on a State Highway in excess of 200 feet provided that the total area of such sign shall not exceed 150 square feet;
- b. signs attached to buildings shall not extend above the top of the wall of the building but may, in the case of buildings having a pitched roof, extend not more than three (3) feet above the top of the wall;
- c. signs attached to buildings shall not project more than 15 inches from the wall of the building, except that signs not exceeding 24 square feet in area may project up to eight (8) feet from such wall provided that there be a clearance of not less than 10 feet from the ground level to the sign; and
- d. signs attached to one (1) wall of a building, including projecting signs, may have a total area of as much as 20% of the area of such wall measured to a height of 12 feet above ground level, but signs attached to any other wall shall not exceed either 5% of the area of such other wall measured to a height of 12 feet above ground level or 40 square feet, whichever is less, and shall give only the name of the enterprise or occupant of the premises.
- e. No sign shall be painted on the wall of the building.

63.5.4 Restricted Business B-3 Districts:

- a. on any lot, one (1) sign attached to the ground is permitted, and such sign shall not exceed 12 square feet in area nor a height of 10 feet but may extend to within 10 feet of the street line;
- b. signs attached to buildings shall not extend above the top of the wall of the building and shall not project more than 15 inches from the wall of the building, except that signs not exceeding 12 square feet in area may project up to four (4) feet from such wall provided that there be a clearance of not less than 10 feet from the ground level to the sign;
- c. signs shall be attached to only one (1) wall of a building, and the total area of signs, including projecting signs, shall not exceed 5% of the area of such wall measured to a height of 12 feet above ground level; and
- d. no sign shall be painted on the wall of a building and all lighting of signs shall be indirect with the source of illumination not visible from any street or from any lot other than the lot on which the sign is located.

63.5.5 Marine Districts:

- a. on any lot, one (1) sign attached to the ground is permitted, and such sign area shall not exceed 1.0 sq. ft. per linear foot of actual building frontage or 50 sq. ft., whichever is less, nor a height of 20 feet, but may extend to within 10 feet of a street line.
- b. signs attached to buildings shall not extend above the top of the wall of the building and shall not project more than 15 inches from the wall of the building, except that signs not exceeding 12 square feet in area may project up to four (4) feet from such wall provided that there be a clearance of not less than 10 feet from the ground level to the sign;
- c. signs attached to one (1) wall of a building, including projecting signs, may have a total area of as much as 10% of the area of such wall measured to a height of 12 feet above ground level, but signs attached to any other wall shall not exceed either 5% of the area of such other wall measured to a height of 12 feet above ground level or 40 square feet, whichever is less, and shall give only the name of the enterprise or occupant of the premises; and
- d. no sign shall be painted on the wall of the building.

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.

63.5.7 Industrial Districts:

- a. on any lot, one (1) sign attached to the ground is permitted, and such sign shall not exceed 100 square feet in area nor a height of 10 feet;
- b. signs attached to buildings shall not extend above the top of the wall of the building but may, in the case of buildings having a pitched roof, extend not more than three (3) feet above the top of the wall;
- c. signs attached to buildings shall not project more than 15 inches from the wall of the building, except that signs not exceeding 12 square feet in area may

project up to four (4) feet from such wall provided that there be a clearance of not less than 10 feet from the ground level to the sign; and

- d. signs shall be attached to only one (1) wall of a building, and the total area of signs, including projecting signs, shall not exceed 10% of the area of such wall measured to a height of 12 feet above ground level.

63.6 Measurements: Any sign may be double facing, and when a sign is attached to the ground only one face shall be counted in determining conformity to sign area limitations. All dimensions for signs shall be based on measurements to the outside edge of the sign excluding any structure necessary to support the sign. The area of any sign shall be the entire area encompassed by the perimeter of the sign, which perimeter shall be the polygon formed by connecting all the outermost edges or points of the sign.

63.7 Special Events: Notwithstanding the provisions of this Section, the Zoning Commission may, upon written application made to it and by resolution, authorize the establishment of temporary signs for periods not exceeding 15 consecutive days, and totaling more than 45 days in any calendar year, for the purpose of announcing special events. In a Residence District, any such sign shall pertain only to a use permitted in such District.

SECTION 64 - EXCAVATION AND GRADING

- 64.1 General: No earth, including loam, sand, gravel, clay, peat or quarry stone, shall be excavated and removed from any lot, or graded or dumped on any lot, except as authorized under Par. 64.2 or as authorized under an Application for a TEMPORARY SPECIAL EXCEPTION granted by the Zoning Commission under the provisions of this Section.
- 64.2 Exemptions: The provisions of this Section and the requirements to obtain a TEMPORARY SPECIAL EXCEPTION shall not apply to the following cases:
- 64.2.1 necessary excavation and removal, or grading or dumping of earth in direct connection with the lawful construction, on the lot, of buildings, foundations, roads, driveways, parking areas, storm drainage, utility services, fences, walls, swimming pools or other bona fide construction projects, and for which any required APPLICATION for a CERTIFICATE OF ZONING COMPLIANCE has been approved;
- 64.2.2 necessary excavation and removal, or grading or dumping of earth in connection with improvements on the lot solely for farming or landscaping purposes, such as the construction of ponds, improvement of water courses, burying of stones or refuse, regrading of difficult contours and the excavation of earth for use on the lot and not for sale, and when written notice in advance of commencement of the operation has been given to the Zoning Enforcement Officer and, if applicable, a certified Soil Erosion and Sediment Control Plan is in effect in accordance with Section 66, except that in a Conservation Zone no more than 300 cubic yards of material may be removed from the lot; and *
- 64.2.3 excavation and removal, or grading or dumping of less than 100 cubic yards of material on any lot in any calendar year and, if applicable, a certified Soil Erosion and Sediment Control Plan is in effect in accordance with Section 66, except that no material may be removed from a lot in a Conservation Zone; *
- 64.2.4 provided that the excavation and removal, or grading or dumping, a) authorized under Par. 64.2.2 and 64.2.3 shall not occur in tidal wetlands and b) authorized under Par. 64.2.1 and 64.2.2 shall be deemed to permit the excavation and removal, or grading or dumping of only the quantity of material which is necessary to make the lot more suitable for the proposed use, and provided further that excavation, grading or removal authorized under Par. 64.2.1 and 64.2.2 in connection with a project for which an APPLICATION for a CERTIFICATE OF ZONING COMPLIANCE has been approved shall be contingent upon completion of such project within two (2) years after commencement, and in the event of failure to complete such project, as evidenced by failure to obtain a CERTIFICATE OF ZONING COMPLIANCE for such project, then such excavation and removal, or grading or dumping shall be deemed a violation of these Regulations unless a TEMPORARY SPECIAL EXCEPTION therefor has been secured from the Zoning Commission in accordance with this Section.

64.3 Application: Application for a TEMPORARY SPECIAL EXCEPTION under this Section shall be submitted in writing to the Zoning Enforcement Officer, shall be accompanied by an APPLICATION for a CERTIFICATE OF ZONING COMPLIANCE and shall be accompanied by the following:

64.3.1 Statement: a written statement specifying the hours and days of the week when the operation is to be conducted and estimating the number and kind of trucks and other equipment to be used.

64.3.2 Maps and Plans: four (4) copies of maps and plans prepared by a professional engineer or land surveyor licensed to practice in the State of Connecticut, showing all of the following information as applicable to the particular application:

- a. property lines and streets adjoining the lot and the names of owners of property adjoining the lot;
- b. the location and exterior limits of the area to be excavated, graded or filled;
- c. existing contour lines on the lot, drawn to a scale of not less than 100 feet to the inch and with a contour interval not exceeding five (5) feet;
- d. proposed contour lines within the area to be excavated, graded or filled, drawn to a scale of not less than 100 feet to the inch and with a contour interval not exceeding five (5) feet;
- e. existing and proposed drainage on the lot and existing rivers, streams, water courses, ponds, swamps and tidal wetlands on or within 200 feet of the lot;
- f. proposed vehicular access to the lot and any proposed work roadways;
- g. the location on the lot of any wooded areas, rock outcrops and existing and proposed buildings, structures and processing equipment;
- h. an estimate of the number of cubic yards of material to be excavated, graded or dumped; and
- i. provisions for soil erosion and sediment control in accordance with Section 66, unless a separate Soil Erosion and Sediment Control Plan is submitted as specified in Section 66.*

64.3.3 Other: The Zoning Commission may request the submission of such additional information that it deems necessary in order to decide on the application.

64.3.4 Application Fee.

- 64.4 Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying maps, plans and documents to the Zoning Commission; he shall also transmit a copy to the Old Saybrook Planning Commission. Within 65 days after receipt of a completed TEMPORARY SPECIAL EXCEPTION application meeting the requirements of Paragraph 45.3, the Zoning Commission shall hold a public hearing on the application. Notice of the public hearing shall be published in a newspaper having a substantial circulation in the Town at least twice, at intervals of not less than two (2) days, the first not more than 15, nor less than 10 days, and the last not less than two (2) days before the public hearing. After the public hearing, the Commission shall approve, modify and approve or disapprove the TEMPORARY SPECIAL EXCEPTION application. The applicant may consent in writing to any extension of the time of public hearing and action on the application. The grounds for disapproval of an application shall be stated in the records of the Commission. Failure to submit additional information requested by the Commission under Paragraph 64.3.3, within the period for action on the application, shall be grounds for disapproval of the application.
- 64.5 Planning Commission: Within 30 days after receipt of a copy of the application, maps, plans and documents, the Old Saybrook Planning Commission shall report its recommendations to the Zoning Commission, stating the reasons therefor.
- 64.6 Approval: After the public hearing the Zoning Commission may grant a TEMPORARY SPECIAL EXCEPTION to permit the excavation and removal, or grading or dumping if it shall find that the following standards and conditions will be met:
- 64.6.1 The excavation, grading or removal shall be carried out in accordance with the maps and plans as approved by the Zoning Commission and within the exterior limits shown thereon;
 - 64.6.2 The excavation, grading or removal shall not result in sharp declivities, pits or depressions or soil erosion, drainage or sewerage problems or conditions which would impair the reasonable reuse and development of the lot for purposes permitted under these Regulations in the District where the lot is located;
 - 64.6.3 At all stages of the work, proper drainage shall be provided to avoid stagnant water, soil erosion problems, excessive run-off, silting of streams and damage to public property, streets or drainage facilities;
 - 64.6.4 Truck access to the lot and the work area shall be so arranged as to minimize traffic hazards on streets and to avoid nuisance to residents of the neighborhood;

- 64.6.5 No excavation and removal, or grading, which is below the elevation of any abutting street or property line shall occur within 100 feet of such line, except that excavation and removal or grading within such distance and below the elevation of an abutting property line may be permitted if written approval from the adjoining owner is received by the Zoning Commission;
- 64.6.6 There shall be no processing of material, such as screening, sifting, washing or crushing, except in an Industrial District.
- 64.6.7 No building or other structure shall be erected on the lot except as may be otherwise permitted in the District or, as approved by the Zoning Commission, as a temporary shelter for equipment and field office;
- 64.6.8 The work shall be limited to the hours from 7:00 A.M. to 6:00 P.M. and on regular working days, or to such lesser hours and days specified by the Zoning Commission;
- 64.6.9 Proper measures shall be taken to minimize nuisance from noise, dust, vibration and flying debris, and suitable fences or other barricades shall be provided around the excavation to protect pedestrians and vehicles to the satisfaction of the Zoning Commission;
- 64.6.10 Upon completion of the work authorized, the area of excavated or otherwise disturbed ground shall be prepared or restored as follows:
- a. Such area shall be evenly graded to slopes not exceeding one (1) foot of rise for each three (3) feet of horizontal distance or to such lesser slope necessary for soil stability, safety and reasonable reuse and development of the lot; in addition, the area shall be evenly graded with sufficient slopes to assure adequate drainage of the area, so that stagnant pools of water will be avoided;
 - b. Adequate drainways of gradual slope shall be provided to assure drainage;
 - c. There shall be no excavation, grading or removal below an elevation of six (6) feet above any ledge;
 - d. All debris and all loose boulders shall be buried or removed from the lot; and

- e. The top layer of any arable soil, to a depth of not less than six (6) inches, shall be retained in the lot and spread over the entire disturbed area with any large stones removed, and the area shall then be seeded with a perennial grass and maintained until the ground shall be completely stabilized with a dense cover of grass and there exists no danger of erosion, but this provision shall not apply to the area of ponds nor to exposed areas of ledge existing prior to the work.
- 64.6.11 The applicant shall file with the Zoning Commission a cash, saving account or surety bond, in form acceptable to the Commission, in such amount as the Commission deems sufficient to insure the faithful performance of the work in accordance with the provisions of this Section; and
- 64.6.12 The Zoning Commission and Zoning Enforcement Officer, or their authorized agents, shall at all times, have reasonable access to the lot for the purpose of inspection and determination of compliance with this Section; the Zoning Commission may require the applicant to submit periodic reports, prepared and bearing the seal of a land surveyor or engineer, showing the status and progress of the work.
- 64.6.13 The lot for which a TEMPORARY SPECIAL EXCEPTION is granted shall not be located in a Conservation Zone.
- 64.7 Time Limit: Each TEMPORARY SPECIAL EXCEPTION granted under this Section shall be valid for a period of one (1) year or for such shorter period as may be requested by the applicant or fixed by the Zoning Commission; the Commission may by resolution renew the TEMPORARY SPECIAL EXCEPTION annually when the applicant presents copies of the approved maps and plans, prepared by and bearing the seal of a professional engineer or land surveyor, showing that the excavation and removal, or grading or dumping of earth is progressing as approved.
- 64.8 Inspection Fee: At the time of issuance of a CERTIFICATE OF ZONING COMPLIANCE authorized by a TEMPORARY SPECIAL EXCEPTION granted under this Section, the applicant shall pay an inspection fee equal to \$5.00 for each 1,000 cubic yards of material, or fraction thereof, to be excavated, graded or dumped.
- 64.9 Existing Operations: Any lawful existing operation, involving the excavation and removal, or grading or dumping of earth, authorized under the Zoning Regulations in effect prior to the effective date of this Section, may be continued under the terms and conditions of such authorization.

64.10 Return of Bond: Upon completion of the operation in accordance with the terms of a TEMPORARY SPECIAL EXCEPTION and after any area of the lot required to be seeded has grown in a second growing season a dense cover of grass as required under this Section, the applicant may apply to the Zoning Commission for return of the bond filed as provided in this Section, and if the Zoning Commission is satisfied that the work has been completed as required, the bond shall be returned to the applicant, but otherwise the bond shall remain in full force and effect.

SECTION 65 - TRAILERS

65.1 General: The use, occupancy, parking and storage of trailers constituting camping and recreational equipment, utility trailers, commercial trailers and mobile homes on any lot shall conform to the provisions hereinafter specified.

65.2 Definitions: Certain words used in this Section are defined as follows:

65.2.1 "Trailers constituting camping and recreational equipment" are defined and described as follows:

- a. A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and when equipped for the road shall have a body width not exceeding eight (8) feet and which shall be eligible to be licensed/registered and insured for highway use.
- b. A "pick-up coach" or "pick-up camper" is a structure designed primarily to be mounted on a pick-up or truck chassis and with sufficient 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. A "motorized camper" is 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. A "tent trailer" is 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.

65.2.2 A "utility trailer" is a small box, boat, horse or flat trailer designed to be towed by a vehicle using a ball and socket connection.

65.2.3 A "commercial trailer" is of a larger and heavier type trailer using a ring and pin, fifth wheel, or similar connection, and shall include mobile office trailers.

65.2.4 A "mobile home" is 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 and exceeding 19.5 feet in length.

65.3 Use, Parking and Storage: Any owner of a trailer constituting camping and recreational equipment as defined in Par. 65.2.1 or a utility trailer as defined in Par. 65.2.2, which trailer is 19.5 feet or less in length, may park or store such trailer on private residential property subject to the following conditions:

65.3.1 At no time shall such parked or stored trailers be occupied or used for living, sleeping or housekeeping purposes. There shall be no connections to any utility service, including electrical, heat, water and sewage disposal service.

65.3.2 If such trailer is parked or stored outside of a garage, it shall be parked or stored to the rear of the principal building or other major building in a neat and orderly manner, and generally not visible from any street; it shall conform to the setback from side and rear property lines as required for buildings and other structures.

65.3.3 In Residence Districts parking or storage of any such trailer on any lot shall be limited to one (1) such trailer per dwelling unit on the lot, except that one (1) additional utility trailer may be parked or stored for each 10,000 square feet of lot area. Said trailers shall be registered in the name of and be the legal property of an occupant of the principal building on the lot.

65.3.4 Notwithstanding the provisions of Par. 65.3.2, any such trailers may be parked anywhere on the lot for servicing, cleaning, loading or unloading purposes for a period not to exceed two (2) days.

65.4 Mobile Homes: No mobile home shall be used for any purposes on any lot, or stand unoccupied except with the approval of the Zoning Commission, and such approval shall be limited to a period of six (6) months. Such approval may be granted only in cases of extenuating circumstances, such as request to live in the mobile home while the residence is being repaired or rebuilt after fire or other casualty. Where said mobile home is to be occupied, its sanitary facilities must have written approval of the Director of Health of the Town of Old Saybrook at the time of approval by the Zoning Commission, and it may be occupied by only one (1) family, at least one (1) 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 mobile home 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.

65.5 Sales and Rentals: Where authorized as a permitted use in a District, the parking or storage of trailers constituting camping and recreational equipment for sale or rental shall conform to the requirements for outside storage areas specified in Section 51.

65.6 Commercial Trailers: Commercial trailers shall conform to the following provisions:

- 65.6.1 Subject to the securing of a CERTIFICATE OF ZONING COMPLIANCE, commercial trailers used as storage or offices may be parked on any lot in connection with a bonafide construction project on the lot. Such CERTIFICATE shall have 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 process.
- 65.6.2 Commercial trailers are otherwise permitted on a lot only in conjunction with permitted commercial and industrial establishments, such as trucking terminals, building contractors' businesses and storage yards, warehousing and wholesale businesses, manufacturing, processing and assembling of goods, construction projects and marine transportation, provided that the commercial trailer is used only for transportation, that no such trailer is used as a storage building and that the storage of such trailers shall conform to all of the setback requirements for buildings and other structures.

SECTION 66 - SOIL EROSION AND SEDIMENT CONTROL

66.1 General: When any use, building or other structure or site development that is subject to these Regulations involves a "disturbed area" of one half ($\frac{1}{2}$) acre or more, or otherwise when provision for soil erosion and sediment control is required by these Regulations, a certified Soil Erosion and Sediment Control Plan in connection therewith shall be in effect prior to, during and upon completion of construction. The Control Plan may be integrated with plot plans, site plans, other maps and plans and Statements of Use required by these Regulations and shall cover all construction, clearing, grading and site development locations that constitute a "disturbed area". A Control Plan certified by the Planning Commission in connection with approval of a subdivision under the Subdivision Regulations of the Town of Old Saybrook and in effect for the lot where the "disturbed area" is located, may constitute the Control Plan required by these Regulations.

66.2 Special Definitions: Certain words used in this Section are defined as follows:

66.2.1 "Disturbed area" means an area where the cover is destroyed or removed leaving the land subject to accelerated erosion.

66.2.2 "Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice and gravity.

66.2.3 "Inspection" means the periodic review of sediment and erosion control measures shown on the certified Control Plan.

66.2.4 "Soil Erosion and Sediment Control Plan" means a plan for minimizing soil erosion and sedimentation, consisting of no less than a map and narrative as follows:

a. a narrative describing the project, the schedule of conservation practices, design criteria, construction details and the maintenance program for any erosion and sediment control facilities that are installed; and

b. a map showing topography, cleared areas and graded areas, proposed area alterations and the location of and detailed information concerning erosion and sediment measures and facilities.

66.2.5 "Sediment" means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

66.2.6 "Soil" means any unconsolidated mineral and organic material of any origin.

66.3 Control Plan: To be eligible for certification, a Soil Erosion and Sediment Control Plan shall contain proper provision adequate to control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the lot based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, published by The Connecticut Council on Soil and Water Conservation. Alternative

principles, methods and practices may be used with prior approval of the Zoning Enforcement Officer. The Control Plan shall contain the following to the extent applicable to the particular use, building or other structure and site development:

66.3.1 Narrative: a narrative describing elements such as the following:

- a. the use, building or other structure and site development;
- b. the schedule for grading and construction activities including i) start and completion dates; ii) sequence of grading and construction activities; iii) sequence for installation and/or application of soil erosion and sediment control measures; and iv) sequence for final stabilization of the project site;
- c. the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
- d. the construction details for proposed soil erosion and sediment control measures and storm water management facilities;
- e. the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities; and
- f. the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.

66.3.2 Map: a site plan map at a sufficient scale to show the following:

- a. the location of the proposed use, building or other structure and site development and adjacent properties;
- b. the existing and proposed topography including soil types, wetlands, water courses and water bodies;
- c. the existing structures on the lot, if any;
- d. the proposed area alterations including cleared, excavated, filled or graded areas and proposed buildings, structures, utilities, roads and, if applicable, new property lines;
- e. the location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
- f. the sequence of grading and construction activities;
- g. the sequence for installation and/or application of soil erosion and sediment control measures;

- h. the sequence for final stabilization of the development site, and
 - i. the name, address and telephone number of the person designated by applicant for the use, building, other structure or site development to be responsible for supervision of installation and completion of the Control Plan.
- Any other information deemed necessary and appropriate by the applicant or requested by the Zoning Enforcement Officer may be made part of the Control Plan.

** 66.4 Minimum Standards: The following are minimum standards applicable to Soil Erosion and Sediment Control Plans required by these Regulations, and the preparer of the Control Plan shall certify that the Plan complies with the minimum standards:

66.4.1 Plans for soil erosion and sediment control shall be developed using the principles as outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Soil Erosion and Sediment Control Plan shall result in a development that minimizes erosion and sedimentation during construction, is stabilized and protected from erosion when completed, and does not cause off-site erosion and/or sedimentation.

66.4.2. The minimum standards for individual measures shall be those in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Zoning Enforcement Officer or the Middlesex County Soil and Water Conservation District may approve alternate standards when requested by the applicant if technically sound reasons are presented.

66.4.3 The appropriate method from Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Zoning Enforcement Officer.

66.5 Certification: The Soil Erosion and Sediment Control Plan shall be in effect when certified as follows:

66.5.1 The Zoning Enforcement Officer, or the Middlesex County Soil and Water Conservation District if so requested, shall certify that the Soil Erosion and Sediment Control Plan, as filed, complies with the requirements and criteria of this Section or shall deny certification when the Control Plan does not comply. Certification may be incorporated in the approval of a SITE PLAN, approval of a SPECIAL EXCEPTION or other action by the Zoning Commission, Planning Commission or Board of Appeals and otherwise shall be incorporated in the approval of an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE by the Zoning Enforcement Officer.

66.5.2 The Zoning Enforcement Officer shall coordinate certification of the Control Plan with related actions of other agencies, such as the Board of Selectmen, Planning Commission and the Old Saybrook Inland Wetlands Commission.

66.6 Conditions: The Soil Erosion and Sediment Control Plan shall be certified subject to the following conditions and requirements:

- 66.6.1 The estimated cost of measures and facilities to control erosion and sedimentation shall be guaranteed by a cash or savings account bond in form acceptable to and in amount deemed sufficient by the Zoning Commission, Planning Commission or Board of Appeals in connection with their actions under these Regulations or otherwise acceptable to and deemed sufficient by the Zoning Enforcement Officer. It is not intended, however, that such bond duplicate similar bonds required by other agencies.
- 66.6.2 No site development shall commence unless the Soil Erosion and Sediment Control Plan is certified, the bond has been posted and the control measures and facilities in the Plan, scheduled for installation prior to site work, have been installed and are functional.
- 66.6.3 Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified Control Plan.
- 66.6.4 All control measures and facilities shall be maintained in effective condition to ensure compliance with the certified Control Plan.

66.7 Inspection and Orders: Soil Erosion and Sediment control measures of the certified Control Plan are subject to inspection as provided in Par. 72.8 and orders as provided in Par. 72.9. The Zoning Enforcement Officer may require the applicant under these Regulations to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed in accordance with the certified Control Plan and are being operated and maintained.

A R T I C L E V I I

A D M I N I S T R A T I O N A N D E N F O R C E M E N T

SECTION 71 - BOARD OF APPEALS

SECTION 72 - ADMINISTRATION

SECTION 73 - PENALTIES AND REMEDIES

SECTION 74 - AMENDMENTS

SECTION 75 - VALIDITY

SECTION 76 - EFFECTIVE DATE AND REPEAL

SECTION 71 - BOARD OF APPEALS

- 71.1 The Board of Appeals shall have all of the powers and duties prescribed by these Regulations and the General Statutes of the State of Connecticut and may adopt rules and procedures necessary to exercise its authority.
- 71.2 The powers and duties of the Board of Appeals include the following:
- 71.2.1 To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer;
 - 71.2.2 To hear and decide all matters upon which it is required to pass by the specific terms of these Regulations or of the General Statutes of the State of Connecticut; and
 - 71.2.3 To determine and vary the application of these Regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship, so that substantial justice will be done and the public safety and welfare secured.
- 71.3 These Regulations impose special requirements applicable in the Flood Plain District and, under Section 54, incorporate requirements of the "Flood Plain Management Ordinance, Town of Old Saybrook, Connecticut". The Board of Appeals shall hear and decide appeals and requests for variances from the Flood Plain District requirements and such Ordinance. Such Board shall have the following duties:
- 71.3.1 to hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Town Engineer in the enforcement and administration of such Ordinance;
 - 71.3.2 to issue variances from the standards of Section 54 and such Ordinance, under the general considerations set forth in Par. 5.2 and the conditions for variance specified in Par. 5.3 of the Ordinance; and
 - 71.3.3 to issue variances for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places and the Connecticut State Inventory of Historic Places without regard to the consideration and conditions of Par. 5.2 and 5.3 of such Ordinance.

Any person or persons severally or jointly aggrieved by any decision of the Board of Appeals acting under this Paragraph 71.3, or any person

owning land which abuts or is within a radius of 100 feet of any portion of the land involved in any decision of said Board, or any officer, board or commission of the Town of Old Saybrook, having jurisdiction or responsibility over flood hazards in the Town, may take an appeal to the Superior Court of the county or judicial district in which such municipality is located in the same manner as provided under the provisions of Section 8-8 of the General Statutes of the State of Connecticut.

SECTION 72 - ADMINISTRATION

- 72.1 Zoning Enforcement Officer: The Commission shall appoint a Zoning Enforcement Officer who shall have the responsibility and authority to enforce the provisions of these Regulations. The Commission may appoint Deputy Zoning Enforcement Officers to assist and act for him.
- 72.2 Applications: ALL APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE shall be submitted to the Zoning Enforcement Officer and shall be accompanied by three (3) copies of a plan drawing or drawings, drawn to scale, and showing the following:
- 72.2.1 Area of the lot, and the dimensions and angles or bearing of all lot lines;
 - 72.2.2 The height, dimensions, use, floor area, ground coverage and location of all buildings and other structures, whether existing or proposed;
 - 72.2.3 The location, area and dimensions of off-street parking and loading spaces, any construction required in connection therewith and the means of access to such spaces;
 - 72.2.4 The location of any existing or proposed wells and private sewage disposal system;
 - 72.2.5 The location, area and dimensions of any signs, outside storage areas, site development and landscaping that are subject to the provisions of these Regulations;
 - 72.2.6 In the Flood Plain District, flood plain boundary and elevation data as specified in Par. 54.2.3;
 - 72.2.7 Within 100 feet of any wetlands, water body or related embayments and in all other cases that involve a disturbed area of one half ($\frac{1}{2}$) acre or more, all construction, including dwellings, shall make provision for soil erosion and sediment control in accordance with Section 66, unless a separate Soil Erosion and Sediment Control Plan is submitted as specified in Section 66. *
 - 72.2.8 Such additional information as may be necessary to determine compliance with the provisions of these Regulations.

In addition the APPLICATION shall be accompanied by other plans, drawings, data and statements necessary to determine compliance with the provisions of these Regulations. For proposed construction involving only interior alterations, or exterior alterations with no enlargement or extension of the building or structure, the Zoning Enforcement Officer may waive

the required submission of a plan drawing. APPLICATIONS which pertain to a nonconforming building or other structure or a nonconforming lot shall be prepared and certified by either a land surveyor or engineer, licensed to practice in the State of Connecticut.

72.3 Additional Application Requirements: THE APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall also be accompanied by the following when applicable:

72.3.1 Article V and Section 64: When required by the provisions of ARTICLE V and Section 64, the APPLICATION shall be accompanied by the additional applications and related statements of use, site plans, architectural plans and other plans and drawings specified therein. Such plans and drawings, if incorporating all of the information required for a plan drawing under Par. 72.2, may be substituted for such plan drawing.

72.3.2 Coastal Management Act: In accordance with the provisions of Sections 22a-105 through 22a-109 of the Connecticut General Statutes, any APPLICATION pertaining to a proposed building, other structure, use, site development, excavation or grading that is subject to these Regulations and located fully or partially within the "Coastal Boundary" as defined by Section 22a-94 of the Connecticut General Statutes and as delineated on the Coastal Boundary Map for the Town of Old Saybrook, shall be accompanied by a "Coastal Site Plan" as specified in such Act. Information required by the Act in connection with a Coastal Site Plan is in addition to and may be combined with the APPLICATION submission requirements of these Regulations. Coastal site plans shall be drawn at a scale of not less than 50 feet to the inch. Such Act assigns to the Zoning Commission the responsibility to approve, modify, condition or deny the Coastal Site Plan under the criteria of the Act, provided however that such responsibility rests with the Board of Appeals or Planning Commission as specified for APPLICATIONS under Sections 53, 56 and 71 of these Regulations. Under the authority of Section 22a-109(b) of the Connecticut General Statutes, gardening, grazing and the harvesting of crops are exempt from Coastal Site Plan review requirements; and the following are also exempt:

- a. activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources;
- b. construction of a single detached dwelling for

one (1) family when conforming in all respects to these Regulations and when located 100 feet or more from tidal wetlands, coastal bluffs and escarpments and beaches and dunes;

- c. on any lot, the construction of new or modification of existing fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs permitted in Residence Districts and such other minor structures as will not substantially alter the natural character of coastal resources or restrict access along the public beach;
- d. construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to walks, terraces, driveways, swimming pools, tennis courts, docks and detached accessory buildings; and
- e. minor additions to or modifications of existing buildings or detached accessory buildings, such as garages and utility sheds, when such additions or modifications on any lot have a ground coverage of not more than 500 square feet, which maximum area is accumulated from the date of adoption of this paragraph.
- f. interior modifications to buildings;
- g. minor changes in use of a building, structure, or property, except those changes occurring on property adjacent to or abutting coastal waters, may also be exempted;
- h. the foregoing exemptions from coastal site plan review requirements may apply to the following site plans, plans and applications:
 - (1) Site plans submitted to the Zoning Commission in accordance with Section 22a-109 of the Connecticut General Statutes.
 - (2) Applications for a special exception submitted to the Planning Commission or Zoning Board of Appeals in accordance with Section 8-2 of the Connecticut General Statutes and Sections 52 and 53 of these regulations.
 - (3) Applications for a variance submitted to the Zoning Board of Appeals in accordance with subdivision (3) of Section 8-6 of the

Connecticut General Statutes and Section 71 of these regulations; except that a use variance shall not be exempt from coastal site plan review.

- (4) A referral of a proposed municipal project to the Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes.

72.4 Fees: Each APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be accompanied by fees as follows, paid to the Town of Old Saybrook:

72.4.1 APPLICATION, when no Building Permit under the Building Code is required for the work: \$5.00.

72.4.2 SPECIAL EXCEPTION:

- a. Under Sections 52 or 53, \$50.00.
- b. Under Section 55, \$10.00 per dwelling unit.
- c. Under Section 56, \$10.00 per lot.
- d. Under Section 64, \$50.00.

72.4.3 Additional CERTIFICATES: \$3.00

72.4.4 CERTIFICATE for a nonconformity: \$10.00.

72.4.5 SITE PLAN REVIEW:

- a. Under Section 51, \$50.00.

72.4.6 Certification of Coastal Site Plan Review: \$25.00.

72.4.7 Certification of Soil Erosion and Sediment Control Plan: \$50.00.**

*72.4.8 APPLICATION for an accessory apartment, including change in ownership: \$25.00; with annual submission of affidavit of ownership and certification: \$5.00.

72.4.9 The Commission, by resolution, may waive application fees for other Town agencies.

72.5 Staking: No APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved by the Zoning Enforcement Officer for any new construction until the applicant has accurately placed stakes or markers on the lot indicating the location of proposed construction. The Zoning Enforcement Officer may require the applicant to place stakes or markers on the lot indicating the location of lot lines. The Zoning Enforcement Officer may require the placement of stakes or markers to be made and certified by either a land surveyor or engineer, licensed to practice in the State of Connecticut.

*Effective: 3/13/85

**Effective: 7/1/85

72.6 Referral: The following referrals, made by the Zoning Enforcement Officer, are applicable to particular APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE:

- 72.6.1 When any such APPLICATION may be approved only after approval of a SITE PLAN, approval of a SPECIAL EXCEPTION or other action by the Zoning Commission, Planning Commission or Board of Appeals as specified in these Regulations, the APPLICATION shall be referred to such Commission or Board upon receipt.
- 72.6.2 A copy of any site plan, received in connection with an Application for approval of a SITE PLAN or approval of a SPECIAL EXCEPTION and pertaining to a lot in a Conservation Zone, shall upon receipt be transmitted to the Middlesex County Soil and Water Conservation District with a request for its technical review and advisory opinion.
- 72.6.3 A copy of any Soil Erosion and Sediment Control Plan may be referred to the Middlesex County Soil and Water Conservation District for its technical review and advisory opinion and for certification in accordance with Section 66.

** 72.7

Approval and Issuance: The Zoning Enforcement Officer shall approve an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and shall issue a CERTIFICATE OF ZONING COMPLIANCE when he determines that all of the requirements of these Regulations have been met. No APPLICATION shall be considered approved and no CERTIFICATE shall be considered issued unless signed by the Zoning Enforcement Officer or his Deputy.

Within 10 days after notification by the applicant that the premises are ready for occupancy, or within 10 days after receipt of the certified measurements if required, the Zoning Enforcement Officer shall issue or deny a CERTIFICATE. One (1) copy of the plan drawing or drawings shall be returned by the Zoning Enforcement Officer to the applicant. The following additional requirements shall apply to the approval of APPLICATIONS and issuance of CERTIFICATES.

72.7.1 Sanitation: Where a proposed use or a proposed building or other structure involves the installation, extension, relocation or reconstruction of a private sewage disposal or water supply system, no APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved until plans for such system have been approved by the Director of Health or his authorized agent; no CERTIFICATE OF ZONING COMPLIANCE shall be issued until such system has been completed and approved by the Director of Health or his authorized agent or until the use or building or structure has been provided with connections to a public sanitary sewer and/or public water supply system.

72.7.2 Conditions: Any maps, plans, documents, statements, and stipulations submitted to and approved by the Zoning Commission, Planning Commission or Board of Appeals in connection with any action of such Commission or Board, and any conditions of approval attached by the Commission or Board, shall be conditions for approval of an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE by the Zoning Enforcement Officer and issuance by him of a CERTIFICATE.

72.7.3 Temporary Certificate: Upon certification by the applicant that the public health and safety will not be impaired and that there will be compliance with all other laws pertaining to health and safety, the Zoning Enforcement Officer may issue a TEMPORARY CERTIFICATE OF ZONING COMPLIANCE having a duration of not more than six (6) months and renewable only for one additional six (6) month period, for the temporary use of land, buildings and other structures in the process of improvement and completion in accordance with an approved APPLICATION.

72.7.4 Other Permits: Approval of an APPLICATION or issuance of a CERTIFICATE shall not be construed to constitute compliance with any other regulation, ordinance or law nor to relieve the applicant from responsibility to obtain any permit thereunder. The Zoning Enforcement Officer may at his discretion withhold approval of an APPLICATION or issuance of CERTIFICATE until any such permit has been approved and obtained by the applicant.

* 72.7.5 Soil Erosion and Sediment Control: When a proposed use, building or other structure or site development involves a disturbed area of one half ($\frac{1}{2}$) acre or more, or otherwise when provision for soil erosion and sediment control is required by these Regulations, no APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE shall be approved until a Soil Erosion and Sediment Control Plan in connection therewith has been certified in accordance with Section 66 and no CERTIFICATE OF ZONING COMPLIANCE shall be issued until the soil erosion and sediment control measures have been completed in accordance with the certified Plan.

** 72.7.6 Measurements and Certifications: Prior to issuance of a CERTIFICATE OF ZONING COMPLIANCE, the applicant shall furnish to the Zoning Enforcement Officer a plot plan, or a SITE DEVELOPMENT PLAN if applicable, certified by a land surveyor licensed to practice in the State of Connecticut, showing the location and setback distances for buildings and structures on the lot as built. While such certified plan is not required for subsequent minor additions, alterations and outbuildings, the Zoning Enforcement Officer, if deemed necessary to determine compliance with these Regulations, may require the applicant to furnish measurements of any construction features that are subject to these Regulations, which measurements shall be prepared and certified by a land surveyor licensed to practice in the State of Connecticut.

72.8 Inspections: The Zoning Enforcement Officer is authorized to inspect or cause to be inspected any land, building or other structure to determine compliance with these Regulations. No CERTIFICATE OF ZONING COMPLIANCE shall be issued until the Zoning Enforcement Officer has inspected the land, building or other structure involved to determine that the use and/or the buildings or other structures conform to these Regulations.

72.9 Orders: The Zoning Enforcement Officer is authorized to issue a STOP WORK ORDER if in his judgment the use of land, buildings and other structures or the construction, reconstruction, enlargement, extension, moving or structural alteration of a building or other structure are not being carried out in compliance with these Regulations; he shall withdraw such ORDER when he determines that there is compliance with these Regulations. The Zoning Enforcement Officer is authorized to order in writing the remedying of any condition found to be in violation of these Regulations.

SECTION 73 - PENALTIES AND REMEDIES

- 73.1 Penalties: Any person, firm or corporation who shall violate any provision of these Regulations shall be subject to penalties in accordance with the General Statutes of the State of Connecticut pertaining to zoning.
- 73.2 Remedies: The proper authorities of the Town of Old Saybrook, or any person, firm or corporation, may institute any appropriate action or proceedings to enforce the provisions of these Regulations or to prevent, restrain, enjoin, correct or abate any violation of these Regulations, as may be authorized by law.

SECTION 74 - AMENDMENTS

- 74.1 These Regulations, including the Zoning Map which is a part hereof, may be amended by the Zoning Commission on its own initiative or when initiated by a written petition. Any amendment may be adopted only after due notice and public hearing as prescribed by the General Statutes of the State of Connecticut. Any petition for amendment shall be prepared and submitted in accordance with any rules for submission of petitions adopted by resolution of the Zoning Commission.
- 74.2 Administrative Policy #1, effective October 15, 1973, sets forth the procedures for petitioning amendments of the Zoning Regulations or Zoning Map.

SECTION 75 - VALIDITY

- 75.1 If any provision of these Regulations is adjudged by a court of competent jurisdiction to be invalid, the effect of such decision shall be limited to the provision expressly stated in the decision to be invalid, and all other provisions of these Regulations shall continue to be valid and fully effective.
- 75.2 If any provision of these Regulations is adjudged by a court of competent jurisdiction to be invalid as such provision applies to a particular building, other structure or lot, the effect of such decision shall be limited to the particular building, other structure or lot, and the general application of such provision to other buildings, structures or lots shall not be affected.

SECTION 76 - EFFECTIVE DATE AND REPEAL

- 76.1 These Regulations, and any amendment or change hereto, shall be in full force and effect from the date established by the Commission in accordance with the General Statutes of the State of Connecticut.
- 76.2 The Zoning Regulations of the Town of Old Saybrook, Connecticut, previously adopted, and all amendments thereto, are repealed coincident with the effective date of these Regulations. The repeal of the above Regulations, and all amendments thereto, shall not affect or impair any act done, offense committed or right accruing, accrued or acquired or any liability, penalty, forfeiture or punishment incurred prior to the time such repeal took effect, but the same may be enjoyed, asserted, enforced, prosecuted or inflicted as fully and to the same extent as if such repeal had not been affected.

AMENDMENTS - TEXT OF REGULATIONS

Effective Date

July 1, 1986

Reference

Amend Par. 66.4, 9.27, 51.13, 55.4, 72.7;
add new Par. 51.5, 51.7, 51.14;
Amend Subpar. 10.6.2, 62.3.8, 62.7.3,
62.7.4; add new subpar. 8.2.1r, 51.2.1,
51.2.5, 62.3.9, 72.7.6.

AMENDMENTS - TEXT OF REGULATIONS

<u>Effective Date</u>	<u>*Reference</u>
February 22, 1980	(Coastal Management Act) Par. 72.3 (revised); Par 72.3.2 (new); Par. 72.4.6 (new); and Par. 72.4.7 (renumbered).
February 22, 1980	Par. 7.4.10, 24.3.1, 24.3.2 and 24.3.4 (revised); Par. 51.2.4, 52.3.4 and 53.3.4 (revised); Par. 35.1.8 and 36.1.7 (revised).
March 12, 1980	Par. 10.6.2 (revised); Par. 21.2.14 and 52.7.12 (new) and Par. 21.2.15 (renumbered); Par. 7.3(revised)
September 30, 1981	Par. 6.1.3 (revised).
January 29, 1983	(Saybrook Point) Par. 4.1. (revised), 4.4; (new), 5.1 (revised); 7.4.9 (revised); Section 37 (new); Par. 51.13 (revised); Par. 51.18 (new) and Par. 63.5.6 (revised) and Par. 63.5.7 (renumbered).
September 21, 1983	Par. 5.1, 7.4.9, Section 35, Par. 51.5.2, Par. 51.8 (revised); Par. 51.9.A (new), Par. 51.13, Par. 51.16 (revised); Par. 51.19 (new); Par. 62.3.11, Par. 62.3.12, Par. 63.5.5., Par. 72.2.7, Par. 72.2.8 and Par. 72.3.2 (revised).
June 16, 1984	Add new Section 26 -District of Otter Cove and Watrous Point area (AA-3)
March 18, 1985	Par. 21.1.5 (new) Par. 21.1.5 thru 21.1.8 (renumbered); 22.1.5 (new) Par. 22.1.5 thru 22.1.8 (renumbered); Par. 23.1.4 (new) Par. 23.1.4 thru 23.1.7 (renumbered); Par. 24.1.5 (new) Par. 24.1.5 thru 24.1.8 (renumbered); Par. 8.14 (new - Accessory Apartments); Par. 72.4.7 (new) Par. 72.4.7 thru 72.4.8 (renumbered).
April 25, 1985	Add new Par. 34.2.4 (Convalescent Homes); Amend Par. 34.3.1 (Dwellings; and hospitals and sanitararia); amend Par. 52.7.3(a) by adding: 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.
July 1, 1985	Add new Section 37 (Aquifer Protection); add new Section 66 (Soil Erosion and Sediment Control); Correct error in Par. 37.8.1 ("Dry" storage).
October 28, 1985	Add new Par. 41.2.3 (Convalescent Homes); amend Par. 41.3.1 and Par. 52.7.3a.

AMENDMENTS - TEXT OF REGULATIONS

<u>Effective Date</u>	<u>Reference</u>
December 16, 1974	Par. 32.2.2, 32.3.2, 53.6.2 and 53.6.2d re. automotive uses in B-2 Districts.
January 31, 1975	Par. 51.9 re. sub-surface sewage disposal systems.
June 26, 1975	Connecticut River Gateway Conservation Zone amendments: Par. 4.3, 6.1.4, 7.3, 7.3.1, 7.4.9, 7.5.2, 8.2.1, 8.2.3, 9.31, 22.6.3a, 23.6.2a, 24.6.2a, 25.6.2a, 41.4.1a, 41.4.2a, 41.6.2a, 51.3, 51.16, 52.4, 52.7.8, 53.4, 64.2.2, 64.2.3 and 64.6.13.
March 1, 1976	Par. 72.4 (72.4.1 thru 72.4.5); 64.8.
May 1, 1976	Par. 55.2, 55.6.2, 55.6.3 and 55.6.4.
June 15, 1976	Par. 8.2.1, 8.12, 34.1.4, 34.2.2, 51.2.5 and 55.5b.
June 15, 1977	Par. 7.4.8, 8.13, 10.6.2, 32.1.14 (deleted), 32.3.1, 51.2.2, 51.2.3, 51.12.3, 52.3.2, 53.6.2d, 55.5, 55.6.3, 55.6.4, 55.6.6, 62.7.4, 63.5.3e, 72.4.6 and 74.2.
June 15, 1978	Par. 6.1.5, 7.4.10, 8.6, 8.12, 9.9 (new), 9.33 (new), 32.2.3, 34.2.3, 35.2.8, 41.2 (and renumbering), 42.2 (and renumbering), 51.10, 51.17, 52.7.9 (new), 62.7.4 and 63.7.
June 29, 1978	(Flood Plain Management) Par. 4.2, 4.2.1 and 4.2.2; Par. 8.2.1 and 8.11; SECTION 54; Par. 65.4, 71.3 (new) and 72.2.6 (new).
July 10, 1979	(Restaurants) Par. 31.1.4, 32.1.4, 34.1.4 and 41.1.6 (deleted); Par. 31.2, 31.2.1, 32.2.4 and 41.2.2 (new); Par. 8.3 and 34.2.2 (revised) and Par. 31.3 - 31.8 (renumbering).
September 18, 1979	(Dwellings for elderly and/or handicapped persons) Par. 8.12.1, 24.2.5 and 62.3.1 (revised) and Par. 52.7.10 (new).
October 2, 1979	(Site Plan) Par. 8.2.1 and 51.16 (revised).
October 2, 1979	(Condominium District) Par. 55.2.2 (new); Par. 55.3.1-55.3.3, 55.4, 55.5 and 55.6.1 - 55.6.6 (revised).
January 29, 1980	(Marine research laboratories) Par. 35.2.3, 36.2.2 and 52.7.11 (new); Par. 35.2.4 - 35.2.10 and 36.2.3 - 36.2.8 (renumbering).

AMENDMENTS - ZONING MAP

<u>EFFECTIVE DATE</u>	<u>REFERENCE</u>
February 25, 1974	MCL to A, Saltus Drive
December 16, 1974	B-3 to B-2, Middlesex Turnpike at Rt. 9
June 26, 1975	B-3 to AAA, Middlesex Turnpike at Rt. 9
September 23, 1976	I-1 to A, Ingham Hill Road, north of Rt. 1
August 9, 1977	B-4 to A, south of Rt. 1 at railroad
June 12, 1979	I-1 to AA-1, Ingham Hill Road, north of railroad
August 14, 1979	A to B-2, south side of Rt. 1, west of Quarry Street
January 29, 1983	Saybrook Point - New SP-1, SP-2 & SP-3
September 21, 1983	North Cove (MCL to MC, MCL to A and A to MC) Riverfront (A to MC) and Ferry Point/Hydes Creek (A to MC and MC-2)
October 12, 1983	Off Main Street, north of Coulter Street (B-1 to Residence A)
February 6, 1984	Intersection of Essex Road and Fourth Avenue Extension - B-2 to Residence A
February 15, 1984	Residence A to B-3, portion of property on northwest corner of Ingham Hill Road and Boston Post Road (McDonald's Restaurant)
June 16, 1984	District of Otter Cove & Watrous Point area - AA-1 to AA-3.
November 5, 1984	B-2 to Residence AA-2 - portion of lot #17, Map #58 - off Spring Brook Road
April 25, 1985	Residence A to B-2, south side of Route 1, west of Quarry Street - 3.2 Acres

ADMINISTRATIVE RULES AND PROCEDURES

ADOPTED

October 15, 1973
May 6, 1974

SUBJECT

#1 - Rules for Submission of Petitions
#2 - Submission of Site Plans