

ZONING REGULATIONS

of the

Town of Old Saybrook, Connecticut



Old Saybrook Zoning Commission

TOWN OF OLD SAYBROOK
Zoning Commission

ZONING REGULATIONS

ADOPTED EFFECTIVE: July 8, 1948

AMENDED: June 3, 2013

EFFECTIVE: July 1, 2013



Table of Contents

ARTICLE I GENERAL PROVISIONS

SECTION 1	Purpose
SECTION 2	Jurisdiction
SECTION 3	Certificate of Zoning Compliance
SECTION 4	Districts
SECTION 5	Zoning Map
SECTION 6	Permitted Uses
SECTION 7	Area, Location, and Bulk Standards
SECTION 8	[Reserved]
SECTION 9	Definitions
SECTION 10	Non-conformity
SECTION 11	Prohibitions

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 27	Residence C Conservation District

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	Gateway Business B-4 District
SECTION 35	Marine Commercial MC District
SECTION 36	[Reserved]
SECTION 37	Saybrook Point District

ARTICLE IV INDUSTRIAL DISTRICTS

SECTION 41	Industrial I District
------------	------------------------------

ARTICLE V SITE PLANS, SPECIAL EXCEPTIONS and SPECIAL ZONES

SECTION 51	Site Plans
SECTION 52	Special Exception Uses
SECTION 53	Special Standards for Specific Uses
SECTION 54	Incentive Housing (IH) Zone
SECTION 55	Planned Residential Development (PRD) Zone
SECTION 56	Open Space (OS) Subdivisions
SECTION 57	[Reserved]

TABLE OF CONTENTS

SECTION 58	Gateway Conservation (GC) Zone
SECTION 59	Coastal Area Management (CAM) Zone

ARTICLE VI **TOWNWIDE REQUIREMENTS**

SECTION 61	Performance, Maintenance and Operations
SECTION 62	Off-Street Parking and Loading, Access, and Circulation
SECTION 63	Landscaping, Screening and Buffering
SECTION 64	Signs
SECTION 65	Excavation and Grading
SECTION 66	Trailers
SECTION 67	Soil Erosion and Sediment Control
SECTION 68	Neighborhood Pattern & Building Design

ARTICLE VII **ADMINISTRATION and ENFORCEMENT**

SECTION 71	Board of Appeals
SECTION 72	Administration
SECTION 73	Penalties and Remedies
SECTION 74	Amendments
SECTION 75	Validity

ARTICLE I

GENERAL PROVISIONS

SECTION 1 **Purpose**

- 1.0 [Reserved]
- 1.1 **Purpose**
- 1.2 **Plan**

SECTION 2 **Jurisdiction**

- 2.0 [Reserved]
- 2.1 **Jurisdiction**
- 2.2 **Nonconformity**

SECTION 3 **Certificate of Zoning Compliance**

- 3.0 [Reserved]
- 3.1 **Certificate**
- 3.2 **Conflict with Amendments**
- 3.3 **Plot Plans and Architectural Plans**

SECTION 4 **Districts & Zones**

- 4.0 [Reserved]
- 4.1 **Districts**
- 4.2 **Zones**

SECTION 5 **Zoning Map**

- 5.0 [Reserved]
- 5.1 **Map**
- 5.2 **Interpretation of Map**
- 5.3 **Extension of Use**

SECTION 6 **Permitted Uses**

- 6.0 [Reserved]
- 6.1 **Uses**

SECTION 7 **Area, Location, and Bulk Standards**

- 7.0 **[Reserved]**
- 7.1 **General**
- 7.2 **Lot Area, Shape, Frontage and Minimum Area of Buildable Land**
- 7.3 **Setbacks**
- 7.4 **Minimum Access**
- 7.5 **Building Bulk and Coverage**
- 7.6 **Minimum Floor Elevation**
- 7.7 **Minimum Building Size**
- 7.8 **Drainage**
- 7.9 **Sanitation**
- 7.10 **Setback Areas**
- 7.11 **Handicapped Persons**

SECTION 8 **[Reserved]**

SECTION 9 **Definitions**

- 9.0 **Intent & General Rules of Construction**
- 9.1 **Definitions**

SECTION 10 **Non-conformity**

- 10.0 **[Reserved]**
- 10.1 **Intent**
- 10.2 **Definitions**
- 10.3 **Approved Applications and Certificates**
- 10.4 **Changes in Plans**
- 10.5 **Casualty**
- 10.6 **Non-conformity – Use**
- 10.7 **Non-conformity – Improvements**
- 10.8 **Non-conformity – Lots**
- 10.9 **Title**
- 10.10 **Repair**
- 10.11 **Flood Plain Compliance**

SECTION 11 **Prohibitions**

- 11.0 **[Reserved]**
- 11.1 **Billboards**
- 11.2 **A-Frame (Sandwich Board) Signs**



SECTION 1

Purpose

1

1.0 [Reserved]

1.1 Purpose

The Zoning Commission adopts these regulations for the purpose 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 Conservation and 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

2.0 [Reserved]

2.1 Jurisdiction

Within the town of Old Saybrook, excluding the Borough of Fenwick, no land, *building or structure* will be used and no *building or structure* will be constructed, reconstructed, enlarged, extended, moved or structurally altered, except in conformity with these regulations. No *lot* or land will be subdivided, conveyed or encumbered so as:

- 1) To make said *lot* or land *nonconforming* or more *nonconforming* to those Regulations,
- 2) To make any use, *building or 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 structure* or any *lot* which existed lawfully, by variance or otherwise, on the date these regulations or any amendment became effective, and fails to conform to one or more of the provisions of these regulations or an amendment, may be continued.

CERTIFICATION OF ZONING COMPLIANCE



SECTION 3

Certificate of Zoning Compliance

3.0 [Reserved]

3.1 Certificate

No *building* or other *structure*, or part thereof, will be constructed, reconstructed, enlarged, extended, moved or structurally altered until the Enforcement Officer approves an application for Certificate of Zoning Compliance. No land, *building* or other *structure*, or part thereof, will be used or occupied, or changed in use, until the Enforcement Officer approves an application for Certificate of Zoning Compliance 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 *structure* concerning the *use*. All applications for Certificate of Zoning Compliance will be submitted and approved in accordance with the provisions of Section 72; all Certificates of Zoning Compliance will be issued in accordance with this section.

3.2 Conflict with Amendments

No application for Certificate of Zoning Compliance will be approved by the Enforcement Officer authorizing a proposed use of land, *building* or *structure* or proposed construction, reconstruction, enlargement, extension, moving or *structural alteration* of a *building* or *structure* which does not conform to any proposed amendment of these regulations if the first notice of a public hearing to consider the 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 sixty-five (65) days from the date of the public hearing, the application for Certificate of Zoning Compliance may be approved by the Enforcement Officer.

3.3 Plot Plans and Architectural Plans

Plot Plans and architectural plans, when required to be submitted under these regulations in connection with an application for Certificate of Zoning Compliance, will conform to the following standards:

3.3.1 **Plot Plans.** Submission of a Plot Plan to the Enforcement Officer is required for certain activities to demonstrate conformance with the provisions of these regulations. The Plot Plan will show all information listed in this section as applicable to a particular *lot* or activity; except that the Enforcement Officer may waive the submission of information that is not necessary to determine compliance with these regulations. The Enforcement Officer may require the additional information as necessary to determine conformance with the regulations for a specific application.

A. **Statement of Use** – A written statement, signed by the Applicant, and by the owner if different from the Applicant, describing the nature and extent of the proposed use or occupancy in sufficient detail to determine compliance with the *use* provisions of these regulations.

- B. **Maps** – All Plot Plans required under these regulations will be clearly and legibly drawn at a scale of one inch equals forty feet (1" = 40') or other scale approved by the Enforcement Officer. Plot Plans will be drawn on one or more 18"x24" or 24"x36" sheets consisting of good quality polyester film or other material that will enable production of clear prints as required by these regulations. All Plot Plan maps will include the following information:
1. **General Information** – including title of the project or development; name and address of Applicant or owner; north arrow, numerical and graphic scale, date of plan, and any revision dates.
 2. **Location Map** – showing *streets*, property lines and zoning *district* boundary lines within one hundred feet (100') of the site.
 3. **Schedule** – showing compliance with appropriate zoning standards, including the area of the *lot* (in square feet), the area of *wetlands* and *watercourses*, the amount of *floor area* by use, *building/structure coverage* and *total lot coverage* by *building* and paving, the basis of computation of required off-street parking and loading spaces and the number provided and *building* and other *setback* lines.
 4. **Property Information** – including the boundaries and existing conditions on the *lot*, the names of all abutting *lot* owners, location, width and purpose of all easements, the location of all tidal and inland wetlands, water bodies, high tide lines, floodway and *Special Flood Hazard Area* boundaries, location of minimum area of buildable land, soil type boundaries and codes from the "Soil Survey of Middlesex County, Connecticut", USDA Natural Resource Conservation Service and the locations of any historic or archeological sites.
 5. **Existing and Proposed Development** – location of existing and proposed *buildings* or *uses*, including *buildings*, *structures*, *signs*, *fences*, walls, barriers, *outside storage* areas and screening; docks, wharves and *bulkheads*; location, design and dimensions for existing and proposed parking, aisles, and circulation; existing and proposed drainage, utilities and related facilities; outdoor illumination, landscaping and *open spaces*; provisions for *soil erosion* and *sediment* control; location and results of any *soil* tests performed on the site.
- C. **Other Information** – The Enforcement Officer may require, but not be limited to, the following:
1. The Plot Plan will be prepared by and bear the seal of a land surveyor, professional engineer, architect or landscape architect licensed to practice in the State of Connecticut as required by law for preparation of parts of the plan. The seal of the preparer will be impressed on all copies of the Plot Plan presented for approval.
 2. The boundaries and existing conditions of the lot will be shown based on a survey meeting or exceeding a "Class A-2" type survey specified in the *Code of Recommended Practice for Standards of Accuracy and Maps*, or its equivalent.



3. Existing and proposed grading contours at an interval not exceeding two feet (2'), or equivalent ground elevations, based on Mean Sea Level, including identification of a benchmark at the site.
4. Any other information that the Enforcement Officer may deem necessary to determine conformance with these regulations.

3.3.2 **Architectural Plans.** When required, architectural plans will include all *buildings* and *structures* proposed to be constructed, reconstructed, enlarged, extended, moved or structurally altered; will be drawn to scale of $\frac{1}{4}'' = 1'$ or larger, and will include *signs* and outdoor illumination facilities unless otherwise provided in connection with plot plans.



SECTION 4

Districts & Zones

4.0 [Reserved]

4.1 Districts

For the purpose of these regulations, the Commission divides the town of Old Saybrook into the following classes of *districts*:

District	Map Code
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
Residence C Conservation District	C
Central Business B-1 District	B-1
Shopping Center Business B-2 District	B-2
Restricted Business B-3 District	B-3
Gateway Business B-4 District	B-4
Marine Commercial MC District	MC
Saybrook Point SP-1 District	SP-1
Saybrook Point SP-2 District	SP-2
Saybrook Point SP-3 District	SP-3
Industrial I District	I-1

4.2 Zones

The following floating or overlay *zones* are additional classes of *districts* in addition to and overlapping one or more of the other *districts*:

Zone	Map Code
Flood Plain FP Zone	FP
Planned Residential Development PRD Zone	PRD
Aquifer Protection Area (Holbrook & Saybrook Well Fields, Level A)	APA
Gateway Conservation GC Zone	GC
Coastal Area Management CAM Zone	CAM
Incentive Housing IH Zone	IH



SECTION 5

Zoning Map

5.0 [Reserved]

5.1 Map

The Commission establishes boundaries of the *zones* or *districts* specified in Section 4 as shown on a map, entitled “Zoning Map of the Town of Old Saybrook, Connecticut”, including any special maps or boundary descriptions, or any amendments thereof, which map is a part of these regulations and is referred to as the “Zoning Map” and is filed in the Office of the Town Clerk.

5.2 Interpretation of Map

Where a question arises as to the exact boundaries of a *district* shown on the Zoning Map, the Commission will by resolution 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.

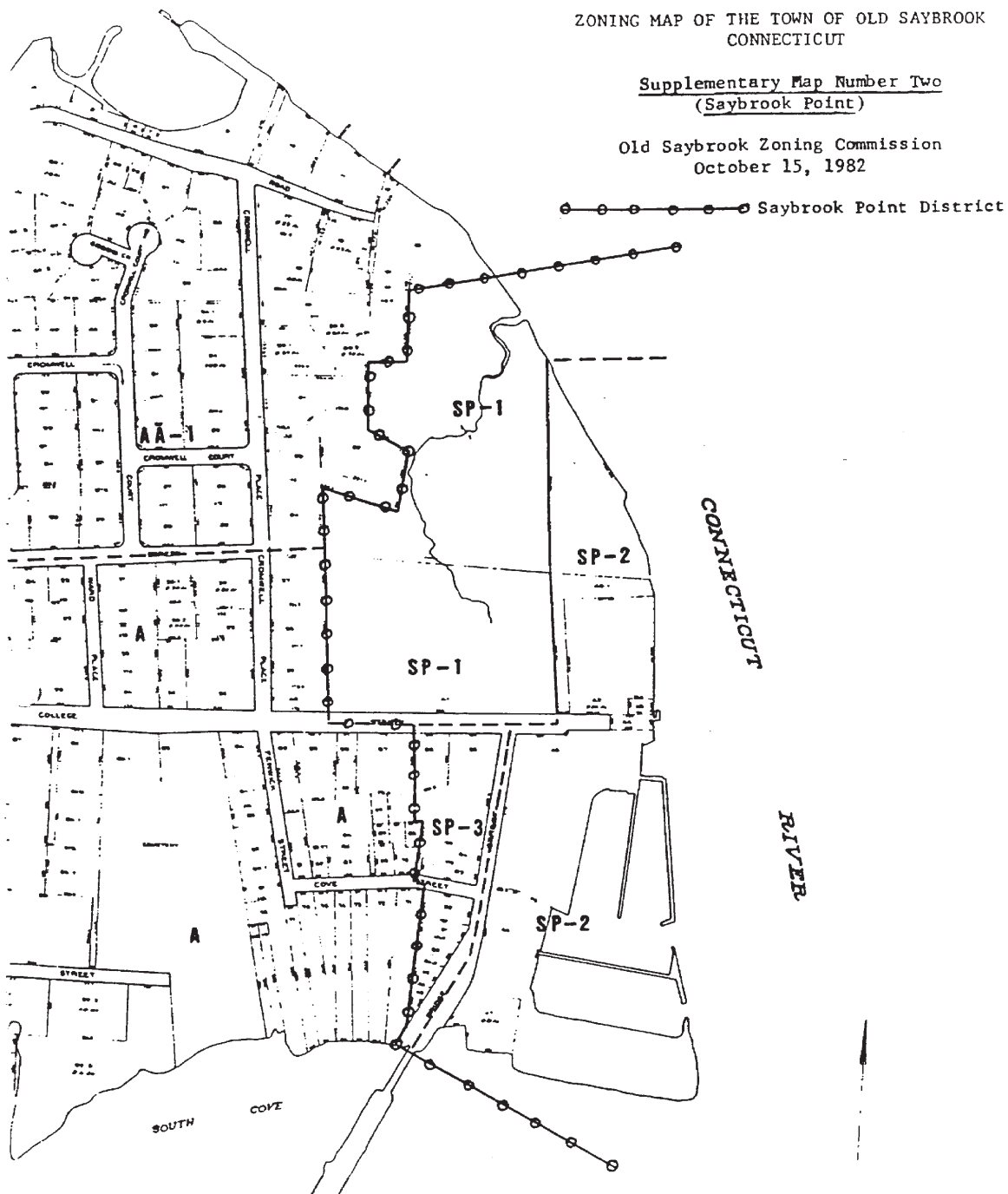
5.3 Extension of Use

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 any amendment of these regulations establishing the boundary, the 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 thirty feet (30’).

**Supplementary Map #2
(Saybrook Point)**

Effective: October 15, 1982

Revised: January 29, 1983



Zoning Map
of the
Town of Old Saybrook, Connecticut

Old Saybrook Zoning Commission



SECTION 6

Permitted Uses

6.0 [Reserved]

6.1 Uses

Land, *buildings*, and other structures in any *district* may be used for one or more of the *uses* listed as permitted in the *district* under ARTICLES II, III, and IV. *Uses* listed as Special Exception *uses* are permitted in the *district* subject to the approval of the Commission or Board of Appeals, 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.



SECTION 7

Area, Location and Bulk Standards

7.0 [Reserved]

7.1 General

The following regulations will apply to the area, shape and *frontage* of *lots* and the location and *bulk* of *buildings* or other *structures* in each district under Articles II, III and IV. Additional regulations relating to area, location and *bulk* standards apply to *lots* within special floating or overlay *zones*, as prescribed in Article V.

7.2 Lot Area, Shape, Frontage and Minimum Area of Buildable Land

Each *lot* will have at least the minimum area as specified in the *district*. Each *lot* to be used for a *dwelling* will 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* will 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* will be of the shape that a square with a minimum dimension specified in the *district* will fit on the *lot* and, in Residence Districts, will also have the minimum width along the *building* line specified in the *district*. Each *lot* will have the minimum *frontage* on a *street* specified in the *district*.

7.2.1 **Minimum Area of Buildable Land.** In addition to other requirements, every new *lot* created subsequent to April 13, 1995, which is to be used for *building* purposes, will contain within its boundaries a minimum area of buildable land (MABL), with the following characteristics:

- A. Such MABL will include a contiguous area of not less than fifteen thousand square feet (15,000 s.f.);
- B. The MABL will be of the shape as to be capable of containing a square of not less than one hundred feet (100') on a side;
- C. The MABL will not include any land determined to be *inland wetlands* or *tidal wetlands*, as defined by the Connecticut General Statutes, nor any land delineated as a *Special Flood Hazard Area*;
- D. No more than twenty percent of the area designated as MABL will have naturally occurring topography exceeding twenty percent slope in grade as measured in forty foot (40') increments throughout the parcel;
- E. No land will be included in the MABL which is identified as having ground water higher than eighteen inches (18") below the naturally occurring surface, or ledge at a depth of less than four feet (4') below the natural ground surface as observed by soil testing; unless an area of suitable size and location has been identified through *soil* testing which demonstrates the suitability of soil in that area for the sewage system placement in accordance with the requirements of the Connecticut Public Health Code in effect at the time of the testing. The *soil*

testing required will be witnessed by the Town's registered sanitarian or *designee*, unless otherwise approved by the registered sanitarian. The Connecticut River Area Health District will determine the number and location of the tests required to demonstrate the suitability of the *soil* for sewage placement and will certify compliance of the *soil* testing requirements of these regulations. No fewer than three (3) test holes, which have been observed by the Health District, will be provided and will be conducted such that both the primary and reserve system are investigated.

- F. No more than ten percent of the MABL will be encumbered by easements, including easements for drainage, utilities or vehicular access, excluding conservation easements.
- G. Any proposed *building lot* for which the Subdivision Regulations require an application for subdivision or resubdivision of land will include a MABL that complies with this section. The Planning Commission will determine compliance with the MABL requirement for subdivision *lots*.
- H. Any division of land for *building* purposes, which does not require approval under the Subdivision Regulations, will meet the MABL requirements of this section. Prior to the division of property, a site plan meeting the requirements of Section 8 will be submitted to the Enforcement Officer for review, which demonstrates that the MABL has been met for both the proposed new *lot* and the original *lot*. No *lot* will be transferred by deed and no *building* permit will be issued for the *lot* until the approval has been obtained from the Enforcement Officer.

7.2.2 **Exceptions.** The *lot* area, shape and *frontage* requirements will 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 will not be construed to prohibit other forms of ownership of a portion of a *building* and its related *lot* provided that the Commission has approved a Special Exception use or the Planning Commission has approved a subdivision map in accordance with the standards of the Subdivision Regulations and filed in the Office of the Town Clerk.

7.3 Setbacks

No *building* or *structure* will 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:

- 7.3.1 **Signs.** Certain permitted *signs*, as specified in Section 62, may extend within lesser distances of a property or *street line*.
- 7.3.2 **Form of Ownership.** The *setback* requirements will not be construed to prohibit condominium ownership of a *building* or *buildings* which otherwise conform to the requirements; the *setback* requirements will not be construed to prohibit other forms of ownership of a portion of a *building* and its related *lot* provided that a Special Exception use has been approved by the Commission in accordance with Section 52 and a subdivision map has been approved by the Planning Commission in accordance with the standards of the Subdivision Regulations and filed in the Office of the Town Clerk.



7.4 Minimum Access

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

7.5 Building Bulk and Coverage

For all stories of all *buildings* or *structures* on any *lot*, the *building/structure coverage*, the *gross floor area*, or the total *lot* coverage will not exceed the percentage of *lot* area as specified in the district.

7.5.1 **Form of Ownership.** The *floor area* and *coverage* requirements will not be construed to prohibit condominium ownership of a *building* or *buildings* which otherwise conform to the requirements; the *floor area* and *coverage* requirements will not be construed to prohibit other forms of ownership of a portion of a *building* and its related *lot* provided that a Special Exception has been approved by the Commission in accordance with Section 52 and a subdivision map has been approved by the Planning Commission in accordance with the standards of the Subdivision Regulations and filed in the Office of the Town Clerk.

7.6 Minimum Floor Elevation

Within the Flood Plain Zone, any *building* or *structure* that is to be constructed, moved or substantially improved will have a lowest floor elevation, including basement, as specified in a certain ordinance, entitled "Flood Plain Management Ordinance, Town of Old Saybrook, Connecticut".

7.7 Minimum Building Size

Certain *buildings* will conform to minimum size requirements as follows:

7.7.1 All *dwellings* in any *district*, where permitted, and other than *dwellings* for elderly or handicapped persons approved as a Special Exception use as specified in Paragraph 52.7.10, will have a minimum of seven hundred fifty square feet (750 s.f.) of *gross floor area*.

7.7.2 All *principal buildings* in Business, Marine, and Industrial Districts, other than *buildings accessory* to permitted *dwellings*, will have a minimum of seven hundred fifty square feet (750 s.f.) of *gross floor area*.

7.8 Drainage

Provision will be made for the collection and discharge of storm water on the *lot* in 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 on any *street*, to avoid storm water flow across sidewalks and other pedestrian ways and to protect streams and *wetlands* from pollution. Provision will also be made for the protection or improvement of existing *watercourses*, channels, and other drainage systems.

The following minimum criteria for design storms will be used in the analysis and design of storm drainage system and *structures*:

- A. Watershed drainage area of less than five hundred (500) acres and no established *watercourse* – 25-year frequency discharge.
- B. Watershed drainage area of less than one thousand (1,000) acres with an established *watercourse* – 50-year frequency discharge.
- C. Watershed drainage area of over one thousand (1,000) acres – 100-year frequency discharge.

In addition to these criteria, all drainage systems will be in accordance with sound design criteria and good engineering practice. (Former 8.15)

7.9 Sanitation

Proper provision will be made for the water supply and sewage disposal requirements of the proposed use. When public water supply or sewage disposal system are not to be used, the private systems, will be subsurface and designed and constructed in accordance with any applicable State or Town laws and the design will be approved by the Connecticut River Area Health District prior to approval of the proposed development. In addition, proper provision will 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 Commission.

7.10 Setback Areas

The area required for *setback* from a *street line*, property line or Residence District boundary line will be limited in *use* as follows:

- 7.10.1 **Outside Storage.** No *outside storage* areas will be located in the area required for *setback* from a *street line* or Residence District boundary line; in the Industrial I-1 District, no *outside storage* area will be located in the area required for *setback* from a property line.
- 7.10.2 **Loading Spaces.** No off-street loading space will be located in the area required for *setback* from a *street line* or Residence District boundary line; in B-3 and I-1 Districts, no space will be located in the area required for *setback* from a property line.
- 7.10.3 **Parking Spaces.** Parking spaces and *driveways* will conform to the requirements of Section 62.

7.11 Handicapped Persons

The plot plan will make proper provision for *buildings* and site development that are accessible to and usable by physically handicapped persons, such as by:

- 7.11.1 Provision of walks and ramps of suitable width and grade;
- 7.11.2 Inclined curb approaches or curbs cut flush with parking areas;
- 7.11.3 Reserved, wide parking spaces; and
- 7.11.4 Ground level *building* entrances.



SECTION 8

8.0 [Reserved]



SECTION 9

Definitions

9.0 Intent & General Rules of Construction

In the interests of clarity and brevity, the following terms will, unless otherwise stated, have the meaning indicated below for all purposes of these regulations. Other terms *used* in these regulations will have the meaning commonly attributed to them. The Commission will give due consideration to the expressed purpose and intent of these regulations where a question arises as to the precise meaning of a term and, by Resolution, determine the meaning of the term in question.

Words *used* in the present tense will include the future tense. When the context so requires, words in the masculine, feminine or neuter gender will include any gender, and words in the singular or plural will include both singular and plural numbers. For the convenience of the reader, these regulations depict in Italics throughout any terms defined in this section.

9.1 Definitions

Accessory building or structure. A *building* or *structure*, in addition to the *principal building*, that is clearly subordinate to, and customarily incidental to, and located upon the same *lot* as, the *principal building* or on a contiguous *lot* under the same ownership. Any *accessory building* physically attached to a *principal building* is a part of the *principal building* in applying the *Building Bulk* and *Coverage* regulations to the *building*.

Accessory use. A *use*, in addition to the *principal use*, that is clearly subordinate to, and customarily incidental to, and located upon the same *lot* as, the *principal use* or on a contiguous *lot* under the same ownership.

Adult bookstore. An establishment that has as a *principal activity* the sale of books, magazines, newspapers, videotapes, videodiscs and motion picture films or tapes that are characterized by their emphasis on portrayals of human genitals and pubic areas or acts of human masturbation, sexual intercourse or sodomy, and which establishment excludes minors by virtue of age.

Adult cabaret. A cabaret that features nude or *partially nude* dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers and that excludes minors by virtue of age.

Adult entertainment business. Any establishment that is customarily not open to the public generally but only to one or more classes of the public, thereby excluding any minor by reason of age. These include, but are not limited to, one or more combination of the following types of businesses: *adult bookstore*, *adult motion picture theater*, *adult mini-motion picture theater*, *adult cabaret*, *adult novelty business*, *Adult Personal Service Business*.

Adult mini-motion picture theater. An enclosed building having as a principal activity the presenting of material characterized by emphasis on portrayals of human genitals and pubic regions or actions of human masturbation, sexual intercourse, or sodomy for observation by patrons in individual viewing booths and from which minors are excluded by virtue of age.

Adult motion picture theater. An enclosed *building* with a capacity of fifty (50) or more persons having as a principal activity displaying motion pictures characterized by their emphasis on portrayals of human genitals and pubic regions or actions of human masturbation, sexual intercourse, or sodomy for observation by patrons and from which minors are excluded by virtue of age.

Adult novelty business. A business that has as the principal activity the sale of devices of simulated human genitals or devices designed for sexual stimulation and that excludes minors by virtue of age.

Adult personal service business. A business having as a principal activity a person, while nude, *partially nude* or fully *clothed*, providing personal services for a person of the same or other sex on an individual basis in an open or closed room and that excludes minors by virtue of age. It includes, but is not limited to, the following activities: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, or individual theatrical performances. It does not include activities performed by persons pursuant to, and in accordance with, licenses issued to the persons by the State of Connecticut.

Age restricted development. A type of *Planned Residential Development*, where at least one occupant of each *dwelling unit* is fifty-five (55) years of age or older, and there is no occupant of any *dwelling unit* under the age of twenty-one (21) years, residing there permanently.

Amusement device. An amusement device is any machine that accepts monetary consideration without vending a product to the consumer including but not limited to video games, billiard tables, carousels, roller coasters, whirligigs, merry-go-rounds and Ferris wheels.

Antenna. A device *used* to receive or transmit electromagnetic waves or radio signals, the signals will include but not be limited to: radio, television, cellular telephone, paging, personal communication services (PCS), and microwave communications. Examples include panels, microwave dishes, and single poles known as whips.

Aquifer. A geologic unit consisting of surficial deposits of glacial till and stratified drift (sand and gravel) capable of yielding usable amounts of water.

Aquifer protection area. Any area consisting of well fields, areas of contribution and recharge areas, identified on maps approved by the commissioner of environmental protection pursuant to the Connecticut General Statutes where land *uses* or activities are required to comply with the Aquifer Protection Regulations of the Town of Old Saybrook.

Assisted living unit. A *dwelling unit* that includes a full bathroom within the *unit*, including, a water closet, lavatory, tub or shower bathing unit and equipment for preparation and storage of food.

Attic. The space between the ceiling beams of the top *story* and the roof rafters.

Bed and breakfast transient lodging. A room or rooms for overnight accommodation of visitors in a dwelling, including service of breakfast to the visitors.

Bedroom. 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 fifty square feet (50 s.f.).



Billboard. Any *sign* greater than one hundred square feet (100 s.f.) that is freestanding or mounted upon the roof or wall of a *building*. *Billboard* will expressly include any *sign* that is visible from a *street* from which the property on which the *sign* is located does not have direct vehicular access. *Billboard* will not include any *sign(s)* or approved as part of a Site Plan Review or Special Exception *use* of these regulations.

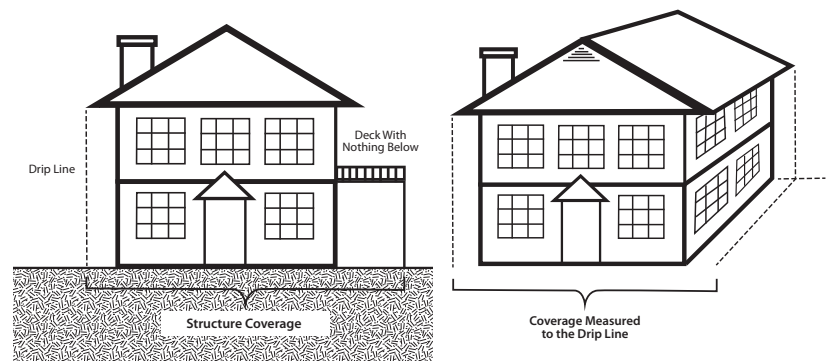
Boat with or without hauling trailer. Any vessel more than fifteen feet (15') with or without a hauling trailer.

Building. Any *structure* having a roof and intended for shelter, housing or enclosure of persons, animals or materials. The connection of two (2) or more *buildings* by means of a porch, breezeway, passageway, carport or other the roofed *structure* deems them one (1) *building*. See also *Accessory Building/Structure* or *Principal Building/Structure*.

Building or other Structure, Nonconforming. See *Nonconformity, Nonconforming use, building, other structure or lot*.

Building/structure coverage.

The footprint of a *building* or *structure* as measured from the outermost edge (i.e., drip line), including the area of all covered porches and similar roofed portions, projected to the “nadir” (lowest point), excluding any architectural projections of the type permitted to extend into the area required for *setback* from a *street line*, property *line* or residential district boundary *line*, excluding any *building* or *structure* completely below the finished grade of the *lot*. These Regulations require calculation of coverage by excluding *wetlands* from the area of the *lot*.



Bulk. The size and shape of *buildings*, *structures* and *use* areas and the physical relationships of their exterior walls or spatial limits with *lot lines* and other *buildings*, *structures* and *uses*; or with the other walls of the same *building*, or other portions of the same *structure* or *use*. *Bulk* also includes the relationship of *buildings*, *structures* and *uses* with all yards and open spaces required by these regulations; and also includes provisions of these regulations dealing with *floor area ratio*, *building height*, *lot area per dwelling unit*, *lot frontage*, *lot width* along *building lines*, required *setbacks*, courts, usable *open space*, spacing between *buildings* on a single *lot*, length of *building* in a row, and all other similar provisions of these regulations dealing with the relationship between land and the improvements or *uses* located or to be located.

Commercial trailer. See *Trailer, commercial*.

Commercial tree cutting. See *Tree cutting, commercial*.

Commission. The Zoning Commission of the Town of Old Saybrook.

Connecticut River Gateway Conservation Zone. See *Gateway Conservation Zone*.

Conservation District. The *Connecticut River Coastal Conservation District* established pursuant to the Connecticut General Statutes.

Conservation Zone. See *Gateway Conservation Zone*.

Construction/office trailer. See *Trailer, construction/office*.

Coverage. See *Building/structure coverage* or *Total lot coverage*.

Cupola. A small, uninhabited, roof tower, usually rising from the roof ridge.

Daycare. A *use* of land or *buildings* that offers or provides supplementary care of unrelated children or adults and does not include services administered by a public or private school system; recreational operations such as boys and girls clubs or religion related activities, scouting, camping or community youth/elder care programs; informal arrangements without compensation amongst neighbors and relatives in their own homes or drop-in supplementary care operations where relatives are on the premises for educational, recreational or medical purposes.

Deck. A *structure* consisting of one or more horizontal surfaces attached to and extending from the *dwelling* and *used* for *accessory residential uses*. Any roof, non-retractable awning or other fixed surface may not cover nor enclose a *deck* in any manner.

Den. A room, contained in a *dwelling unit* which is part of an *age restricted development*, which is not a living room, dining room, kitchen, bathroom or a utility storage room having an area of less than fifty square feet (50 s.f.), which is not intended to be, nor may it be, occupied as sleeping quarters.

Developed area (Gateway Conservation Zone). Any portion of a *riparian area* that is: 1) covered by or armored by a *bulkhead*, (b) rip-rap or (c) other structural stabilization methods or materials; or 2) cleared or developed in such a manner as to make impractical, infeasible or undesirable the conservation or restoration of native, non-invasive vegetation within the *riparian buffer area*. A *developed area* includes, but is not limited to, paving. A *developed area* does not include existing lawns or landscaping.

Developable land (Incentive Housing Zone). The area of land within the boundaries of an Incentive Housing Zone that can be developed into *residential* or *Mixed-Use Development* consistent with the provision of the Incentive Housing Zone, not including: (A) land already committed to a public *Use*, whether publicly or privately owned; (B) existing parks, recreation areas and open space that is dedicated to the public or subject to a recorded conservation restriction; (C) land otherwise subject to an enforceable restriction on or prohibition of development; (D) *Wetlands* (both tidal and inland) or *Watercourses* and the upland review areas for inland *wetlands* and *watercourses* as defined in the Old Saybrook Inland Wetlands and Watercourses Regulations and the tidal wetlands setback of Section 7.4.10 of these Regulations; (E) areas of land exceeding one-half or more acres of contiguous land that are unsuitable for development due to slopes exceeding twenty percent (20%) slope in grade measured at forty (40') foot increments; depth of less than four (4') feet to bedrock below the natural ground surface as observed by *soil* testing; or groundwater levels higher than eighteen (18") inches below the naturally occurring ground surface; *Special Flood Hazard Areas*; or the .2 per cent floodplain in accordance with Conn. Gen. Stats. §25-65b. Compare to "Minimum Area of Buildable Land" in Section 7.2.1 of these Regulations.

District. An area within which certain *uses* are permitted, certain others are prohibited, and certain others are designated as *uses* requiring approval of a Special Permit from the Commission,



the Planning Commission, or the Board of Appeals; *setbacks* and other *open spaces* are required; *lot* areas, *building height* limits, and other requirements are established; all of the foregoing being identical for all *property* located within the area to which they apply. Compare to definition of “*zone*”.

District, Underlying. In the case of an overlay zone, that zoning district upon which the overlay *zone* is located. See Sections 71.3 Flood Plain Zone, 54 Incentive Housing Zone, 55 *Planned Residential Development Zone*, 58 *Gateway Conservation Zone*, and 59 Coastal Area Management Zone.

Disturbed area. An area where the cover is destroyed or removed leaving the land subject to accelerated *erosion*.

Drive-through substation. A subsidiary or support station to a drive-through window that is not a primary generation or transmission facility.

Drive-through window. A window that allows for drop-offs, orders, pick-ups or information exchanges when sent or received from a motor vehicle in a lane established for this purpose.

Driveway. Any access from a *street used*, designed or intended for vehicular ingress and egress to any *building, structure, use* or *lot*.

Duplex. A *dwelling* containing two (2) *dwelling units* on a *lot*. See Section 54 for more than one duplex on a *lot* in the Incentive Housing Zone.

Dwelling. A *building* containing one (1) or more *dwelling units*.

Dwelling, Multifamily. A *building* that contains three (3) or more *dwelling units*, including *townhouse dwellings*, on a *lot*.

Dwelling, Single Family. A *building* that contains only one (1) *dwelling unit* on a *lot*. See Section 54 for more than one *dwelling unit* on a *lot* in the Incentive Housing Zone.

Dwelling, Townhouse. A *multifamily dwelling* that contains three (3) or more *dwelling units* that are attached by a common or shared wall, and in which each *dwelling unit* extends from the foundation to the roof and has *open space* on at least two (2) sides.

Dwelling, Two-Family. Same as “**Duplex.**” See Section 53, “**Conversion of Dwelling.**”

Dwelling unit. 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 a motel are not a *dwelling unit*.

Erosion. The detachment and movement of *soil* or rock fragments by water, wind, ice, and gravity.

Family. 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 is not considered a member of a *family* for the purpose of this definition.

Fence. A *structure* for enclosure or screening, including a wall.

Floor area, gross. See *Gross floor area*.

Floor area ratio. The *gross floor area* in square feet of all *buildings* on a *lot*, divided by the area of the *lot* in square feet.

Floor area (attic). The area enclosed by the roof rafters and the exterior walls at the level of the top of the ceiling below or *attic* floor joists.

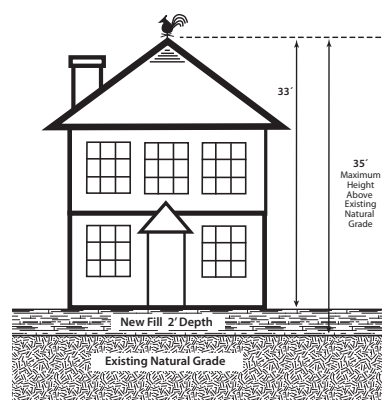
Frontage. A property line that is also a *street line*.

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

Gross floor area. The sum of the gross area (horizontal) of all stories of a *building* or *structure*, as measured by the exterior faces of the walls or from the centerline of party or common walls separating two *buildings*, *dwelling*s, or distinct and separate non-residential uses having no common exterior access. *Gross floor area* will not include: (a) elevator shafts and stairwells, accessory water tanks and cooling towers; and (b) patios, terraces, unroofed open porches/*decks*/pools, and outside uncovered steps. Any space used for a *non-residential use* will be included for calculating the required off-street parking spaces for the use. These Regulations require calculation of *gross floor area* by excluding *wetlands* from the area of the *lot*.

Gross floor area (Gateway Conservation Zone). The *gross floor area* in a building or *structure*, measured from the exterior faces of exterior walls. *Gross Floor Area (Gateway Conservation Zone)* includes any area that is capable of being used for human occupancy, including garage or *attic* space, whether finished or not, provided the area has structural headroom of at least six feet (6'). A basement or first floor that is located entirely below ground surface is not included in *Gross Floor Area (Gateway Conservation Zone)* calculations. These Regulations require calculation of *gross floor area* by excluding *wetlands* from the area of the *lot*.

Height. In measuring a *building*/*structure*, or part thereof, to determine compliance with the maximum *height* provisions, measurement will be taken from the level of the highest roof ridge of the *building*, or part thereof, or highest feature of a *structure* to a “ground elevation datum” consisting of the average elevation of the existing, natural grade of the *lot* at the perimeter of the proposed *building*, or the part thereof, or *structure*. A separate ground elevation datum is applicable to each *building*, or part thereof, having a separate roof, and to each *structure* on a *lot*. When any two (2) *buildings* having different ground elevation datum are interconnected, such as by common areas, other *floor area* or other architectural features or *structures*, the ground elevation datum applicable to the interconnection feature or





structure is the same as the *building* having the lower ground elevation datum. This limitation will not apply to the following: ornamental *cupolas*, weathervanes, belfries, chimneys, flag or radio poles, silos, *bulkheads*, water tanks or towers, hose towers, scenery lofts or towers, churches, municipal *buildings* or *structures*, tanks, elevator shafts, nor heating, ventilating, air conditioning, *non-commercial communications equipment* or similar equipment located on the roof of a *building* and not occupying more than twenty-five percent (25%) of the area of the roof.

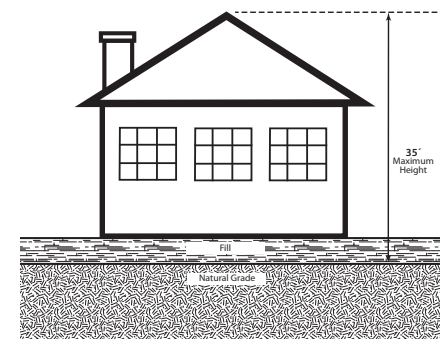
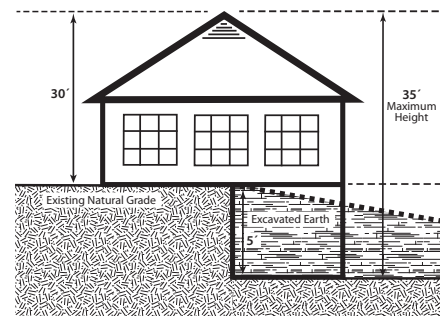
Height (Gateway Conservation Zone). The vertical distance between a horizontal plane through the highest point of a building/structure, excluding chimneys, and the lowest point of a *building/structure* that is visible above existing natural grade prior to site grading or which is visible from a new, excavated grade, whichever creates the greatest height dimension. The *height* of any retaining wall constructed to create a site platform, and of any backfill along the foundation in excess of the existing natural grade, will be included as part of the measured *height*.

High tide line. A line or mark left upon tide flats, beaches, or along shore objects that indicates the intersection of the land with the water's surface at the maximum *height* reached by a rising tide. The mark may be determined by (1) a line of oil or scum along shore objects, (2) a more or less continuous deposit of fine shell or debris on the foreshore or berm, (3) physical markings or characteristics, vegetation lines, tidal gauge, or (4) by any other suitable means delineating the general *height* reached by a rising tide. The term includes spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds, such as those accompanying a hurricane or other intense storm. C.G.S. §22a-359(c).

Home occupation. An activity consisting of one or more of the following:

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 the products are created entirely on the premises;
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 the products are created entirely on the premises;
3. The conduct of a business office.

Hotel. A Building or group of Buildings, which Building(s) is/are designed or used for transient lodging of five or more hotel rooms for transients, and may include as an accessory use, the serving of meals to both persons occupying the facility and the general public, conference facilities, swimming and other recreational facilities.



Hotel room. A room within a Hotel which is/are designed or used for transient lodging, which contains no more than two (2) bedrooms but does not contain cooking facilities.

Hotel suite. A hotel room or group of hotel rooms, which contains cooking facilities.

Incentive Housing Development. A development located in an Incentive Housing Zone approved in accordance with Section 54 of these Regulations.

Inland wetland. Land, including submerged land, that consists of any of the *soil* types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, of the Natural Resources Conservation Service of the United States Department of Agriculture. C.G.S. §22a-38(15).

Inspection. Periodic review of *sediment* and *erosion* control measures shown on the certified Control Plan.

Intensification. Additional residential units, additional employment, additional clients or customers, additional floor space for sales or services, or additional required parking than that which existed prior to the change of *use*.

Kennel. Six or more cats, dogs or any combination of cats and dogs on a *lot*.

Lot. One (1) or more contiguous *parcels* of land under unified ownership, and separately described in a deed of record, that is occupied or capable of being occupied by one (1) *principal building* and the *accessory buildings* or *uses* customarily incidental to it, including the *open spaces* these regulations require, and that, in addition, meets the minimum area, width, and other applicable requirements of these regulations for the *zone* in which the parcel is located, or is a legal non-conforming *parcel*, as defined in these regulations. In the case of multiple or two-family *dwelling*s, a group of *buildings* under the same ownership will be considered as occupying the same *lot*.

Lot area. The area of a horizontal plane bounded by all *lot lines*.

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 or 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 will not be *used* for compliance with the minimum *lot area* requirement. Land in two or more zoning *districts* may be *used* to satisfy a minimum *lot area* requirement, provided that the requirement of the *district* requiring the largest *lot area* is met, but no land in a residence *district* will be *used* to satisfy a *lot area* requirement in any other district.

Lot, corner. A *lot* having *lot lines* formed by the intersection of two *streets*, whether public or private, and where the interior angle of the intersection is less than one hundred thirty-five degrees (135°). A *lot* fronting on a curved *street* is a *corner lot* if the central angle of the curve is less than one hundred thirty-five degrees (135°).

Lot coverage. The *ratio* between the *building/structure* coverage and the gross area of the *lot*.



Lot, nonconforming. See *Nonconformity, nonconforming use, building, other structure or lot.*

Lot width along building lines. A line that 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 the *street line*.

Lower Connecticut River Gateway Conservation Zone. See *Gateway Conservation Zone.*

Mixed-Use development. A *use* of land for a development containing one or more *multifamily dwellings*, *single family dwellings*, *duplexes*, and a substantial component consisting of one or more commercial, public, institutional, retail, office, or industrial *uses* on a *lot*.

Mobile home. A movable or portable *dwelling* built on a chassis, and that is, has been, or may be, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy.

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

Motel. A building or group of buildings, which building(s) is/are designed or used for transient lodging of five or more rooms to transients, and which rooms may be accessed from the exterior of the building(s) and may include as an accessory use, swimming and other recreational facilities, but not the serving of meals to both persons occupying the facility and the general public, or conference facilities.

Motorized camper. A portable *dwelling* designed and constructed as an integral part of a self-propelled vehicle to be *used* as a temporary *dwelling* for travel, camping, recreational and vacation *use* and that will be eligible to be licensed/registered and insured for highway *use*.

Non-commercial Communications Equipment. *Antennas*, equipment or towers intended for non-commercial communication purposes, including television *antennas*, HAM radio towers and satellite dishes.

Non-commercial tree cutting. See *Tree cutting, Non-commercial.*

Nonconformity or nonconforming use, building, structure or lot. A *use*, *building* or *structure* or any *lot* that existed lawfully, by variance or otherwise, on the date these regulations or any amendment became effective, and that fails to conform to one or more of the provisions of these regulations or any amendment.

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

Nursing home facility. Any nursing home or residential care home as defined by Connecticut General Statutes Section 19a-521. As of the effective date of this regulation, Connecticut General Statutes Section 19a-521 defines “nursing home facility” as including a “residential care home”, which is defined as an establishment which furnishes, in single or multiple facilities, food and shelter to two or more persons unrelated to the proprietor and, in addition, provides services which meet a need beyond the basic provisions of food, shelter and laundry; additionally, the following other facilities are defined by Section 19a-521 as “nursing home facilities”: any rest home with nursing supervision which provides, in addition to personal care required in a residential care home, nursing supervision under a medical director twenty-four (24) hours per day or any chronic and convalescent nursing home which provides skilled nursing care under medical supervision and direction to carry out nonsurgical treatment and dietary procedures for chronic diseases, convalescent stages, acute diseases or injuries.

Open space (as applied to *bulk* and *setback* requirements). An unoccupied space, open to the sky, on the same *lot* as the subject *building* or *structure*.

Outside storage. The *outside storage* or display of merchandise, supplies, machinery and materials or the outside manufacture, processing or assembling of goods, excluding areas for parking of registered motor vehicles in daily *use*.

Parcel. Any contiguous piece of land, including one or more contiguous *lots* of record, unified under the same ownership, whether or not every the piece of land was acquired at the same time; excluding, however, any *parcel* that is a *lot*, as these regulations define that term.

Park. An area set aside for active or passive recreation of the general public, to promote its health and enjoyment, and owned and operated by a government agency or a non-profit charitable entity.

Partially nude. Having any or all of the following bodily parts exposed: buttocks, genitals, pubic area, or female breasts.

Paved area. An area covered with an impervious material, such as concrete, asphalt or bituminous concrete, to be *used* for the storage, passage or conveyance of motor vehicles or pedestrians, including, but not limited to, *streets*, parking *lots*, *driveways*, loading areas, sidewalks or impervious surface drainage swales.

Pedestrian node. Any portion of land lying within the business *districts* (B-1, B-2, B-3 and B-4) and within fifteen hundred (1500') lineal feet, measured along the *street line* in all directions from any of the following intersections: Boston Post Road and Spencer Plain Road; Boston Post Road and School House Road; and any portion of land lying within the business *districts* (B-1, B-2, B-3 and B-4) and within fifteen hundred lineal feet (1,500'), measured along the *street line* in all directions from any intersection along the entire Boston Post Road from where it crosses the Oyster River to North Main Street.



Pick-up coach or pick-up camper. A *structure* designed primarily to be mounted on a pick-up or truck chassis and with equipment to render it suitable for *use* as a temporary *dwelling* for travel camping, recreational and vacation *uses* only, and that will be eligible to be licensed/registered and insured for highway *use*.

Planned Residential Development (PRD). One (1) or more *dwellings*, each containing not less than four (4) nor more than eight (8) *dwelling units*, or 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, and fulfilling all requirements and provisions thereof, together with the parking, recreation and *accessory uses* customary with and incidental thereto that are limited to the *use* of the residents of the *dwelling units*.

Principal activity. A *use* accounting for more than ten percent (10%) of a business stock-in-trade, display space or floor space, or movie display time per month.

Principal building or structure. That single *building*, or inter-related group of *buildings*, in which is conducted the *principal use* of the *lot* on which the *building* is situated.

Principal use. The primary purpose or function for which one *uses*, designs or intends to *use* premises.

Private country club. A private business charging a fee for initiation, membership and services that provides a variety of recreational and social facilities, including, but not limited to, the following: eighteen (18) hole golf course with practice and training facilities; clubhouse with appropriate locker rooms, office facilities, including meeting rooms, health and fitness facilities, golf professional shop, *restaurant* and snack bars with the sale of alcoholic beverages, maintenance, operations and storage facilities, including golf cart maintenance and storage facilities, swimming pools, tennis courts and parking areas.

Property line, rear. Any property line that is parallel to or within forty-five degrees (45°) 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 will be considered a rear *property line*.

Residential life care facility. A managed residential community consisting of private residential units and providing assistance with activities of daily life, such as meal service, laundry service, housekeeping, social and recreational activities, transportation and personal services in a group setting to persons primarily sixty (60) years and older who require help or aid with activities of daily living. The *residential life care facility* may provide nursing type services, but is not a nursing home or convalescent facility, as defined by the State of Connecticut.

Restaurant, Fast food. The indoor retail sale of food to the general public for consumption on the premises or where a significant portion of the consumptions takes place or is designed to take place outside the confines of the *building* occupied by such *use*, and which is characterized by high volume of patronage, the promise of rapid service of meals or beverages resulting in a short duration of stay and rapid turnover; and possible inclusion of drive-through or curbside service as an *accessory use*.

Restaurant, Full service. The indoor retail sale of food to the general public for consumption on the premises, with food service primarily to customers seated at table or counters in an enclosed *building*.

Restaurant, Take-out. The indoor retail sale of food to the general public where a significant portion of the consumption takes place or is designed to take place outside the confines of the *building* occupied by such *use*.

Riparian. A right to access the water.

Riparian area. A location immediately landward of the *high tide line* of the Connecticut River or its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary from which an owner of waterfront property rightfully accesses the water. The most landward setback of these distances is utilized to determine the *riparian area*.

Riparian buffer area. A strip of land extending one hundred feet (100') in horizontal distance inland from the *high tide line* of the Connecticut River or its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary for conservation or restoration of native, non-invasive vegetation. The most landward setback of these distances is utilized to determine the *riparian buffer area*.

Roadside stand. The retail sale of agricultural products grown on the premises when accessory to a permitted *use*.

Sediment. Solid material, either mineral or organic, that is in suspension, that is transported, or that has been moved from its site of origin by *erosion*.

Setback. An *open space* on the same *lot* with a *building* or *structure* having those minimum dimensions prescribed by these regulations.

Setback from street line. A *setback* between any *principal building* or *principal structure* and the *street line*, extending the full width of the *lot*, measured by the minimum horizontal distance between any the *building* or *structure* and the *street line*; or, in the case of a *corner lot*, a similar *setback* extending along all *streets*.

Setback from rear property line. A *setback* between any *principal building* or *principal structure* and *rear property line*, extending the full width of the *lot*, measured by the minimum horizontal distance between any the *building* or *structure* and *rear property line*; or, in the case of a *corner lot*, a similar *setback* extending across the side the rear of the *lot* opposite the *street* on which the *principal building* has its *street* address, or is otherwise the designated front of the *lot*.

Setback from other property line. A *setback* between a *property line* other than a *rear property line* or a *street line* and any *principal building* or *principal structure*, extending on both sides of the *lot* from the *street line* to the *rear property line*; or, in the case of a *corner lot*, a similar *setback* extending across the side of the *lot* opposite the *street* on which the *building* does not have its *street* address, or is otherwise not the designated front of the *lot*. Any *setback* that is not a rear *setback* or a *setback from street* is a *setback from other property line*.



Shopping center. For purposes of establishing off-street parking requirements, a *shopping center* is a group of no less than four (4) business establishments that may include retail stores, personal services, theaters or *restaurants*, with a public vehicle parking area shared in common.

Shoreline flood & erosion control structure. Any *structure* for which the purpose or effect is to control flooding or erosion from tidal, coastal or navigable waters and includes breakwaters, *bulkheads*, groins, jetties, revetments, riprap, seawalls or the placement of concrete, rocks or other significant barriers to the flow of flood waters or the movement of *sediments* along the shoreline.

Sign. 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 located either:

- 1) out-of-doors, or
- 2) indoors and intended to be viewed from outside the *building*.

The term “sign” shall include any: building feature, including roof or other special illumination, special colors or effects, or building or roof lines which serve to identify the use or occupancy of any building or site through a recognized motif or symbol. The term “sign” shall include sculptures and similar works of art designed or intended to attract the attention of the public to commercial or industrial premises.

The term “sign”, however, will not include any: any government Flag Sign or Nonprofit Flag Sign, 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.

Sign Area or Face. The plane defined by one continuous perimeter of that rectangle, triangle, or circle having the smallest area which encompasses all the lettering, wording, design, or symbols together with any background different from the balance of the surface on which it is located, if such background is designed as an integral part of and related to the sign. Such perimeter, however, shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. For the purposes of these Regulations, two-sided signs where the sides are back-to-back and located no more than eighteen (18”) inches apart and parallel, will be considered to have only one (1) sign face.

Sign, Billboard. Any *sign* greater than one hundred square feet (100 s.f.) that is *freestanding* or mounted upon the roof or wall of a *building*. A *billboard* includes any *sign* that is visible from a street from which the property on which the *sign* is located does not have direct vehicular access. A *billboard sign* will not include any *sign* approved as a Special Exception *use*.

Sign, Community Event. A sign identifying the time, location, purpose, or other information concerning a temporary event sponsored by the Town of Old Saybrook or any agency thereof, or a non-profit entity; but expressly excluding any commercial or for-profit event or *use*.

Sign, Decorative Flag. Any Flag Sign which is not an Informational Flag Sign or a Government or Nonprofit Flag Sign.

Sign, Directional – Off-Site. A sign, which is visible from a street or other public property, that directs vehicles or pedestrians to a commercial enterprise, public event, non-profit entity, or other *use* which *use* is not located on the *lot* where the sign is placed. Examples: to tag sale, to farmers market, to ABC nursery, to St. Peter's Church, etc.

Sign, Directional – On-Site. A sign which directs vehicles or pedestrians to required or recommended patterns of movement within the lot upon which the signs are located; and not from locations outside the *lot*. Examples: one way, do not enter, keep right, yield to pedestrians, to drivethrough window, additional parking in rear, right turn only, etc.

Sign, Flashing. Any *sign* for which its illumination by an artificial source of light is not maintained as stationary nor constant in intensity or color saturation for intervals of more than every ten (10) minutes. Flashing sign does not include a *sign*, or any portion of any *sign*, displaying only some combination of date, time, temperature, or game score as a *flashing sign* for the purposes of these Regulations.

Sign, Government or Nonprofit Flag. Fabric, flexible plastic, or similar material, suspended from a pole, building, or other supporting structure, stretched across a flexible frame, or otherwise made visible by its method of mounting or by the effects of air movement, which is the recognized flag of any nation, international public or non-profit agency, state or local governmental unit, or non-profit entity. Examples: U.S. Flag, Connecticut Flag, Remember M.I.A. flag, United Nations flag, American Red Cross flag, etc.

Sign Illumination/Illuminated. The direct or indirect lighting of a sign either by adjacent or attached lamp post, floodlight, internal illumination, by any lighting technology, including incandescent, LED or fluorescent light whether powered by electric service via wired connection, photovoltaic power or any other means.

Sign, Informational Flag. Fabric, flexible plastic, or similar material, suspended from a pole, building, or other supporting structure, stretched across a flexible frame, or otherwise made visible by its method of mounting or by the effects of the air movement, which informs the public about a commercial enterprise. Examples: flags saying "open," "sale," "special," "grand opening," "now serving lunch" and similar messages.

Sign, Internal Illuminated. Any Sign designed to give forth any artificial light directly or indirectly through any transparent, reflective, translucent or similar material, from a source of light contained within, upon, or otherwise structurally integrated into such Sign; but not including a "channel" letter in which the light source is concealed within the rear side of a hollow, opaque letter mounted on a wall, with the letter silhouetted against the halo of the reflected light.

Sign, External Illuminated. A Sign illuminated by a light source which is remote from the sign structure and so shielded that no direct rays therefrom are visible elsewhere than on the Sign Face, or the area immediately around it, but in no event visible off the Lot where said Sign is located. If such shielding is defective or fails to conform to the criteria of this definition, such Sign shall be deemed to be an Internally Illuminated Sign.



Sign, Landmark. A sign identifying or explaining the name or significance of a location having historic, cultural, scenic, archaeological, or other significance as would be of interest to the public; expressly excluding any commercial message or *use*.

Sign, Moving. A *sign* for which any portion is capable of movement.

Sign, Occupant or occupancy. For the purpose of determining the number of signs per occupancy, a single leasehold, a demised premises, or a fee simple ownership.

Sign, Painted wall. Any *sign* painted on a wall, including any distinct color, shape, or insignia painted as a background to where the *sign* is affixed to the wall.

Sign, Scoreboard. A sign displaying the current score and other related statistics for a non-profit sporting event at a location which has received the permits and approvals required by these Regulations.

Sign, Temporary portable. Any *sign* not permanently anchored to the ground or other structure or intended to be moved from one location to another or displayed periodically or intermittently, such as: *A-frame sign*, *stick-in-the-ground/lawn sign*, or any banner, feather flag, or a *sign* temporarily attached to a wall of a *building*, or to a *structure* or to a post, such as paper, fabric, foam board, or similar materials.

Sign, Vehicle. Any *sign* on a motor vehicle or *trailer* parked for a duration of time or in a location or in a manner that indicates that the *sign* on the motor vehicle or *trailer* is being used for the purpose of directing patrons to a business or activity or for the purpose of advertising products sold or services rendered on or near the location of the *sign* on the vehicle or *trailer*.

Sign, Warning. A sign which alerts the general public or visitors to a *lot* to requirements or conditions which are applicable to such lot. Examples: No trespassing, no hunting.

Sign, Window. Any *sign* painted on, attached to, or displayed within five feet (5') of the interior of a window or door so as to be visible from the exterior of the *building* or *structure*, excluding the display of goods, wares or products of the establishment in the window. For purposes of this definition, a window must consist of clear glass visible to the interior of the building and not faux windows, glazed windows, or windows otherwise appearing solid in nature.

Soil. Any unconsolidated mineral and organic material of any origin.

Soil Erosion & Sedimentation Control (SE&SC) Plan. A plan for minimizing *soil erosion* and sedimentation, consisting of no less than a map and narrative.

Special Flood Hazard Area (SFHA). FEMA designated flood plain zones A1 – A30 and V1 – V30, which are delineated on map entitled “Flood Insurance Rate Map; Town of Old Saybrook, Middlesex County, Connecticut; 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 the *zones* as may be amended from time to time, which map is made a part of these regulations and is 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.

Story. That portion of a *building* between the surface of any floor and the surface of the floor or ceiling next above. A basement is not a *story*, except when the surface of the floor above it is either:

1. More than four feet (4') above the average existing, natural grade at the perimeter of the proposed *building*, or
2. More than four feet (4') above the finish grade for more than fifty percent (50%) of the total *building* perimeter; or
3. More than nine feet (9') above the finished grade at any point. See definition of *story, half (1/2)*, for when an *attic* is considered a *story*.

Exemption: In a *Special Flood Hazard Area*, the unfinished enclosed area below the base flood elevation constructed of flood resistant materials and designed for entry and exit of flood waters will not be considered a story even if the surface of the floor above it is more than four feet (4').

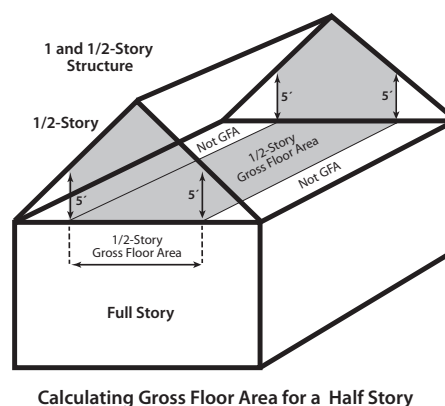
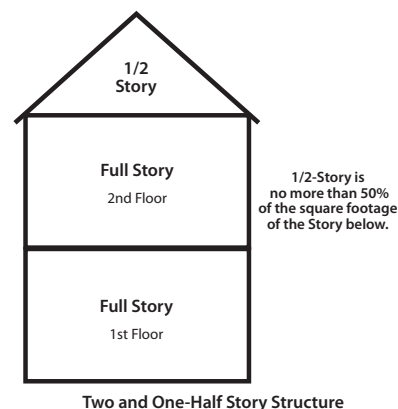
For the purposes of calculating *gross floor area*, any area that is not considered a *story* will not be included in the calculation of *gross floor area*.

Story, half (1/2). For the purpose of determining the number of stories in a building, a one-half (1/2) story is a habitable attic that is the highest most story of the building, having stairway access located within the walls of the building, and having a floor area enclosed by the roof rafters and exterior walls at an elevation of five feet (5') measured vertically above the attic floor joists equal to not more than fifty percent (50%) of the floor area immediately below and under the same roof. Exterior doors and balconies are prohibited on the one-half (1/2) story. Under all circumstances, one half (1/2) story that equals more than fifty percent (50%) of the floor area immediately below and under the same roof is prohibited. See the attached 1/2-story diagram for the method of determining compliance with this definition.

Street. Any improved right-of-way or fee simple parcel of land dedicated and accepted by the Town or the State of Connecticut, except limited access State highway, for the purpose of public travel by lawful procedure and suitable for vehicular travel; or any proposed street shown on an approved subdivision plan filed in the Office of the Town Clerk.

Street width. The distance between the *street lines*.

Street line. The right-of-way, easement, taking of 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 the lines is twenty-five feet (25') or more.





Storage trailer. See *Trailer, storage*.

Structure. Anything constructed or erected which requires more or less permanent location on ground or water areas or attachment to something having permanent location on ground or water areas. A combination of materials forming an edifice or a *building* of any kind, or any production or piece of work, artificially built up or composed of parts and joined together in some definite manner, including, but not limited to, *mobile homes, signs, vending machines, fences* or walls, a wharf or dock, an above-ground tank, pools or a detached solar panel or satellite dish. A *structure* will not include the following: flagpoles; ornamental wells; tents, trailer coaches, wheeled vehicles; retaining walls not over six feet (6') high that are not considered a *shoreline flood* and *erosion control structure*, *fences* not over six feet (6') high; platforms, patios, or *decks* not more than six (6") inches above existing grade and not over any basement or *story* below; utility mains, lines, and underground facilities; yard and play equipment and one (1) landing per residence for the purpose of access to air and sunlight totaling not more than thirty square feet (30 s.f.) in conjunction with a minimum size *Building Code* compliant access ramp.

Structural alteration. Any change in or addition to the *structure* or supporting members of a *building*, such as walls, columns, beams or girders.

Substantial improvement. Any repair, reconstruction or improvement of a *building*, the cost of which equals or exceeds fifty percent (50%) of the market value of the *building* either a) before the improvement of repair is started; or b) if the *building* has been damaged and is being restored, before the damage occurred. *Substantial improvement* occurs 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 include either a) any project for improvement of a *building* to comply with State or town health, sanitary or safety code specifications that 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.

Telecommunication tower. A *structure* designed and intended to support equipment used to transmit or receive *telecommunication* or radio signals for commercial purposes. Examples of the *structure* include, without limitation, monopoles, and lattice construction steel *structures* that may be self-supported or guyed.

Telecommunication equipment building. The *building* accessory to a *telecommunication* tower, in which the electronic receiving and relay equipment in support of a *telecommunication facility* is housed.

Telecommunication facility. Tower or *antenna* and *accessory structure* and equipment used in receiving or transmitting *telecommunication* or radio signals from a mobile communication source and transmitting those signals to another wireless site, and other communication source or receiver or to a central switching computer that connects the mobile unit with land based telephone lines. The facilities will be for commercial *use* only and includes those owned and operated by public utilities.

Tent trailer. See *Trailer, tent*.

Tidal wetland. Those areas that border on or lie beneath tidal waters, such as, but not limited to, banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one (1) foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all, of the vegetation pursuant to C.G.S. §22a-29(2).

Total lot coverage. The horizontal impervious surface of all *buildings* and *structures*, including pools (*building/structure coverage*), plus *paved areas*, excluding pedestrian sidewalks, ornamental plazas and terraces, *signs* and landscaped islands within parking areas.

Trailer, commercial. A trailer or trailers used in conjunction with a permitted commercial and industrial establishment, such as trucking terminal, *building* contractor's business and storage yard, warehousing and wholesale business, manufacturing, processing and assembling of goods and marine transportation.

Trailer, construction office. A trailer or trailers used for equipment or supply storage or as a construction office in connection with a bonafide construction project for which appropriate *building* permits have been acquired.

Trailer, storage. The trailer portion of a tractor-trailer vehicle, storage container or box, portable warehouse or similar moveable roofed enclosures placed on a *lot* for the purpose of storing equipment or other goods and having a *gross floor area* exceeding fifty square feet (50 s.f.).

Trailer, tent. A canvas, folding *structure*, mounted on wheels to be used as a temporary *dwelling* for travel, camping, recreational and vacation *uses*, and that is eligible to be licensed/registered and insured for highway use.

Trailer, travel. Any camper, camp trailer, furnished van or any of trailers designed for human habitation.

Trailer, utility. A small box, horse or similar flat trailer designed to be towed by a vehicle using a ball and socket connection in excess of fifteen feet (15') in length.

Travel trailer. See *Trailer, travel*.

Tree cutting, commercial. Any cutting or removal of tree species that is not covered under the definition of *Tree Cutting, Non-Commercial*, including the sale of cordwood or other incidental forest products.

Tree cutting, non-commercial. The cutting or removal of forest tree species on a *lot* for the purpose of preparing a site for the construction of a *building* or *structure* or cutting for the customary maintenance and improvement of a *lot*.



Tree cutting, non-commercial (visible from the Connecticut River). The cutting or removal of tree species visible from the Connecticut River on a *lot* or *parcel* for the purpose of preparing a site for the construction of a *building* or *structure*, or for customary maintenance or improvement of a *lot*, excluding the sale of cordwood or other incidental forest products.

Use. Any purpose for which a *building*, *structure* or premises may be designed, arranged, intended, maintained or occupied; or, any activity, occupation, business or operation actually carried on in a *building* or *structure* or on a *lot* or *parcel*.

Use, nonconforming. See *Nonconformity, nonconforming use, building, other structure or lot*.

Utility trailer. See *Trailer, utility*.

Watercourse. Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, that are contained within, flow through or border upon this state or any portion thereof, pursuant to C.G.S. §22a-38(16).

Water-dependent use. *Uses* and facilities that require direct access to, or location in, marine or tidal waters and that, 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 building facilities*, water-based recreational *uses*, navigation aids, basins and channels, industrial *uses* dependent upon water-borne transportation or requiring large volumes of cooling or process water that cannot reasonably be located or operated at an inland site, and *uses* that provide general public access to marine or tidal waters, pursuant to C.G.S. §22a-93(16).

Water-related use. *Uses* that derive significant benefit from a waterfront location but that are not functionally dependent on the locations.

Wetland. See *Inland wetland* or *Tidal wetland*.

Will. When used to describe the obligations or requirements of the applicant under any provision of these Regulations, the term “will” is mandatory and is the equivalent of “shall.”

Zone. A class of *district* overlaying another *district*, and applying standards, requirements and procedures that relate to the particular nature and purpose of that *zone*, such as groundwater protection, coastal area management, flood hazard protection or protection of the aesthetic and environmental qualities of the Connecticut River valley. Compare to *district*.



SECTION 10

Non-Conformity

10.0 [Reserved]

10.1 Intent

It is the intent of these regulations that non-conformities 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 non-conformity will not of itself be considered grounds for the approval of a variance for any other property.

10.2 Definitions

A *nonconforming use, building, other structure or lot*, is one which existed lawfully, whether by variance or otherwise, on the date these regulations or any amendment hereto become effective, and which fails to conform to one or more of the provisions of these regulations or the amendment hereto. No *non-conforming use, building, other structure or lot* will be deemed to have existed on the effective date of these regulations unless 1) it was actually in being on a continuous basis on the date, and 2) if the *nonconformity* is a *use*, the *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 will 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 *structure* for which an application for Certificate of Zoning Compliance will have been lawfully approved and any required Certificate of Zoning Compliance will have been lawfully issued even though the *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 will be deemed to require any change in the proposed *use* of any land, *building* or *structure* or the area, location, *bulk* or construction of any *building* or *structure* for which an application for Certificate of Zoning Compliance has been lawfully approved and any required *Building Permit* and *Sanitation Permit* will have been lawfully issued even though the proposed *use, building* or *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 *structure* that does not conform to one or more provisions of these regulations or any amendment hereto, as described in Paragraph 10.4, will become null and void unless 1) the *use* authorized will have been established within one (1) year from the effective date of the Regulations or any amendment thereto when the *use* does not involve the establishment of a *building* or

structure for which an application for Certificate of Zoning Compliance must be approved or 2) the authorized *use, building* or *structure* will be established and completed within two (2) years from the effective date of the Regulations or any amendment thereto. The Commission may grant extensions of the period for additional period not to exceed one (1) year after public hearing for good cause demonstrated to the satisfaction of the Commission.

- 10.4.2 **Previous Regulations.** The provisions of Paragraphs 10.4 and 10.4.1 will 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* is damaged or destroyed by fire or other casualty, the *building* or *structure* may be restored and the *nonconforming use* resumed to the extent that the *building, structure* or *use* existed at the time of the casualty, provided that the restoration is started within a period of two years from the casualty and is diligently prosecuted to completion.

The Zoning Commission at the request of the Zoning Enforcement Officer may grant extensions of the requirement to commence construction when mass damage or destruction occurs as a result of a natural disaster or declared storm. The Commission may grant no more than two (2), one (1) year extensions for any storm event for a total of no more than four (4) years for any one casualty.

10.6 Nonconformity - Use

The following provisions and limitations will apply to a *nonconforming use* of land, *building* or other *structure*:

- 10.6.1 **Enlargement.** No *nonconforming use* of land will be enlarged, extended or altered, and no *building* or *structure* or part thereof, devoted to a *nonconforming use* will be enlarged, extended, reconstructed or structurally altered, except where the result of the changes is to reduce or eliminate the *nonconformity*. No *nonconforming use* of a *building* or *structure* will be extended to occupy land outside the *building* or *structure* or space in another *building* or other *structure*.
- 10.6.2 **Change.** No *nonconforming use* of land, *buildings* or other *structures* will be changed to any *use* which is substantially different in nature and purpose from the former *nonconforming use*, except the *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 will thereafter be changed so as to be less conforming again.
- 10.6.3 **Moving.** No *nonconforming use* of land will be moved to another part of a *lot* or outside the *lot*, and no *nonconforming use* of a *building* or *structure* will be moved or extended to any part of the *building* or *structure* not manifestly arranged and designed for the *use* at the time the *use* became *nonconforming*, and no *building* or *structure* containing a *nonconforming use* will be moved, unless the result of any the move is to end the *nonconformity*.



- 10.6.4 **Discontinuance.** No *nonconforming use* of land, *buildings* or other *structures* which will have been discontinued with intent to abandon the *use* will thereafter be resumed or replaced by any other *nonconforming use*. No *nonconforming use* of *buildings* or other *structures*, which will have been discontinued for a continuous period of one (1) year, will 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, will be discontinued within three (3) years from the date the *use* became *nonconforming*.
- 10.6.5 **Performance Standards.** Any *use* of land, *buildings*, *structure*, which does not conform to one or more of the performance standards will not be changed to increase the *nonconformity* but may be changed to decrease or eliminate the *nonconformity*. Any the *nonconformity* so reduced or eliminated will not be resumed.

10.7 Nonconformity - Improvements

The following provisions and limitations will apply to *nonconforming buildings*, other *structures*, and improvements:

- 10.7.1 **Enlargement.** No *nonconforming building*, other *structure* or improvement will 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 conform more nearly to these regulations will thereafter be changed to be *nonconforming* or less conforming again.
- 10.7.3 **Moving.** No *nonconforming building*, other *structure* or improvement will be moved unless the result of the 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, will be considered *nonconforming structures* under this section, and any increase in size, illumination or flashing of the *signs* will 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 *structure* which does not conform to one or more of the parking and loading provisions will continue to conform to the provisions to the extent that it conforms on the effective date of the Section. Any *use* of land, *buildings* or other *structures* which does not conform to one or more of the provisions will not be changed to a *use* which would need additional off-street parking or loading spaces to comply with the provisions unless the spaces are provided as required for the new *use*.
- 10.7.6 **Site Development and Landscaping.** Site development and landscaping which fails to conform to requirements of these regulations will be deemed a *nonconformity*. No *use* for which the site development and landscaping are required will be enlarged, extended, changed or moved and no *building* or *structure* for which the

site development and landscaping are required will be enlarged, extended, moved or reconstructed unless the *nonconformity* is eliminated, provided that the Commission may grant a Special Exception *use* 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 *structure* may be constructed, reconstructed, enlarged, extended, moved or structurally altered, 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* will not also be the owner of contiguous land which in combination with each *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 *structure* will 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 twelve thousand five hundred square feet (12,500 s.f.) if served by public water supply or forty thousand square feet (40,000 s.f.) if not so served and provided that the requirements of Paragraph 10.8.2 are met; and
- 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 Paragraph 10.8.2 are met.

10.9 Title

No change of title, possession or right of possession affects the right to continue a *nonconforming use*, *building* or other *structure*.

10.10 Repair

Nothing in this section prohibits work on any *nonconforming building* or *structure* when required by law to protect the public health or safety, if the work does not increase the *nonconformity*. Nothing in this section prohibits work on ordinary repair and maintenance of a *nonconforming building* or *structure* or replacement of existing materials with similar materials.



10.11 Flood Plain Compliance

Any *non-conforming* residential *structure* located in a *Special Flood Hazard Area* that can be raised above the base flood elevation to bring the *structure* into compliance with the Flood Plain Management Ordinance of the Town of Old Saybrook will be permitted on the following conditions:

- A. A letter is provided and signed by a licensed and insured contractor or structural engineer at the time of application for Certificate of Zoning Compliance. The letter must clearly state in detail, the process of raising the *structure* and that the individual performing the act does not anticipate that the *building/structure* will collapse or be destroyed in the process of raising *building/structure*.
- B. The *structure* will be raised within the existing footprint unless it is proposed to be moved to more nearly conform to a setback regulation that the *structure* is currently violating.
- C. No part of the *structure* will be demolished and rebuilt unless it is in compliance with the Zoning Regulations.
- D. In the event that the *lot* size and location of the *structure* prohibits the construction of stairways that meet the zoning regulations to enter the *structure*, the applicant will be permitted to put a stairway and landing that meets no more than the minimum area requirements for a stairway and landing as defined by State *Building Code* in effect at the time of application.
- E. In the event that any portion of the *nonconforming structure* is destroyed or damaged by the act of raising the *structure*, the applicant will not be able to rebuild the destroyed areas unless it meets the Zoning Regulations in effect at the time the *structure* was damaged.
- F. Any deviations in plans or unanticipated problems occurred during the project must be immediately reported to the Zoning Enforcement Officer and *Building Official*.
- G. Any non-conforming *structure* proposed for elevation within a *Special Flood Hazard Area* must be elevated above the base flood elevation and will be located no more than twelve feet (12') above existing grade unless the result is non-compliance with the Town of Old Saybrook Flood Plain Management Ordinance.



SECTION 11

Prohibitions

11.0 [Reserved]

11.1 Signs

Anything in these regulations to the contrary notwithstanding, these regulations prohibit the following *signs* throughout the town of Old Saybrook:

A-frame (sandwich board) sign

Billboard sign

Flashing sign

Moving sign

Painted wall sign

Vehicle sign



ARTICLE II

RESIDENCE DISTRICTS

SECTION 21 **Residence AAA District**

- 21.0 **[Reserved]**
- 21.1 **Permitted Uses**
- 21.2 **Special Exception Uses**
- 21.3 **Lot Area, Shape, and Frontage**
- 21.4 **Height**
- 21.5 **Setbacks**
- 21.6 **Building Bulk and Coverage**
- 21.7 **Plot Plan**
- 21.8 **Site Plan**
- 21.9 **Special Exception Uses**

SECTION 22 **Residence AA-1 District**

- 22.0 **[Reserved]**
- 22.1 **Permitted Uses**
- 22.2 **Special Exception Uses**
- 22.3 **Lot Area, Shape, and Frontage**
- 22.4 **Height**
- 22.5 **Setbacks**
- 22.6 **Building Bulk and Coverage**
- 22.7 **Plot Plan**
- 22.8 **Site Plan**
- 22.9 **Special Exception Uses**

SECTION 23 **Residence AA-2 District**

- 23.0 **[Reserved]**
- 23.1 **Permitted Uses**
- 23.2 **Special Exception Uses**
- 23.3 **Lot Area, Shape, and Frontage**
- 23.4 **Height**
- 23.5 **Setbacks**
- 23.6 **Building Bulk and Coverage**
- 23.7 **Plot Plan**
- 23.8 **Site Plan**
- 23.9 **Special Exception Uses**

SECTION 24 **Residence A District**

- 24.0 **[Reserved]**
- 24.1 **Permitted Uses**
- 24.2 **Special Exception Uses**
- 24.3 **Lot Area, Shape, and Frontage**
- 24.4 **Height**
- 24.5 **Setbacks**
- 24.6 **Building Bulk and Coverage**

- 24.7 **Plot Plan**
- 24.8 **Site Plan**
- 24.9 **Special Exception Uses**

SECTION 25 **Residence B District**

- 25.0 **[Reserved]**
- 25.1 **Permitted Uses**
- 25.2 **Special Exception Uses**
- 25.3 **Lot Area, Shape, and Frontage**
- 25.4 **Height**
- 25.5 **Setbacks**
- 25.6 **Building Bulk and Coverage**
- 25.7 **Plot Plan**
- 25.8 **Site Plan**
- 25.9 **Special Exception Uses**

SECTION 26 **Residence AA-3 District**

- 26.0 **[Reserved]**
- 26.1 **Permitted Uses**
- 26.2 **Special Exception Uses**
- 26.3 **Lot Area, Shape, and Frontage**
- 26.4 **Height**
- 26.5 **Setbacks**
- 26.6 **Building Bulk and Coverage**
- 26.7 **Plot Plan**
- 26.8 **Site Plan**
- 26.9 **Special Exception Uses**

SECTION 27 **Residence C Conservation District**

- 27.0 **[Reserved]**
- 27.1 **Permitted Uses**
- 27.2 **Special Exception Uses**
- 27.3 **Lot Area, Shape, and Frontage**
- 27.4 **Height**
- 27.5 **Setbacks**
- 27.6 **Building Bulk and Coverage**
- 27.7 **Plot Plan**
- 27.8 **Site Plan**
- 27.9 **Special Exception Uses**



SECTION 21

Residence AAA District

21.0 [Reserved]

21.1 Permitted Uses

- 21.1.1 Single detached *dwelling* for one (1) family and not more than one (1) *dwelling* per *lot*
- 21.1.2 Professional office in a *dwelling unit*
- 21.1.3 Home occupation in a *dwelling unit*
- 21.1.4 Boarding house or renting of rooms
- 21.1.5 Accessory apartment (residential)
- 21.1.6 Park, playground or *open space* land
- 21.1.7 Farm, including a *roadside stand*, nursery or greenhouse
- 21.1.8 *Signs*
- 21.1.9 *Accessory uses* customary with and incidental to any permitted *use*
- 21.1.10 Keeping of livestock or poultry

21.2 Special Exception Uses

- 21.2.1 Conversion of dwelling to contain *two* (2) *dwelling units*
- 21.2.2 [Reserved]
- 21.2.3 *Daycare*
- 21.2.4 Convalescent home, private hospital or sanatorium
- 21.2.5 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 21.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted use
- 21.2.7 Summer day camp, if there is no furnishing of rooms
- 21.2.8 Any one of the following uses when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 21.2.9 *Kennel*, livery or boarding stable or riding academy
- 21.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies

- 21.2.11 Water supply reservoir, wall, tower, treatment facility or pump station
- 21.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 21.2.13 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 21.2.14 Radio tower for standard broadcasting radio station
- 21.2.15 *Private country club*
- 21.2.16 Accessory use, customary with and incidental to any previously mentioned Special Exception *use*
- 21.2.17 Agricultural nursery or greenhouse
- 21.2.18 Open Space Subdivision

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 Building or Structure

- A. From Longest Street Line of Corner Lot 50 feet
- B. From Rear Property Line 20 feet
- C. From Other Property Line 20 feet
- D. Maximum Height 20 feet



21.6 Building Bulk and Coverage

21.6.1 Maximum Building/Structure Coverage 10%

21.6.2 Maximum Gross Floor Area 20%

21.7 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

21.8 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

21.9 Special Exception Uses

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 22

Residence AA-1 District

22.0 [Reserved]

22.1 Permitted Uses

- 22.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 22.1.2 Professional office in a *dwelling unit*
- 22.1.3 *Home occupation* in a *dwelling unit*
- 22.1.4 Boarding house or renting of rooms
- 22.1.5 Accessory apartment (residential)
- 22.1.1.6 Park, playground or *open space* land
- 22.1.7 Farm, including *roadside stand*
- 22.1.8 *Signs*
- 22.1.9 *Accessory uses* customary with and incidental to any permitted *use*
- 22.1.10 Keeping of livestock or poultry

22.2 Special Exception Uses

- 22.2.1 Conversion of dwelling to contain *two* (2) *dwelling units*
- 22.2.2 [Reserved]
- 22.2.3 *Daycare*
- 22.2.4 Nursing home facility, private hospital or sanitarium
- 22.2.5 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 22.2.6 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 22.2.7 Summer day camp, if there is no furnishing of rooms
- 22.2.8 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 22.2.9 *Kennel*, livery or boarding stable or riding academy
- 22.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 22.2.11 Water supply reservoir, wall, tower, treatment facility or pump station

- 22.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 22.2.13 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 22.2.14 *Private country club*
- 22.2.15 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *use*, except where specifically prohibited
- 22.2.16 Agricultural nursery or greenhouse
- 22.2.17 Open Space Subdivision

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

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 Building or Structure

- | | |
|---|---------|
| A. From Longest Street Line of Corner Lot | 35 feet |
| B. From Rear Property Line | 20 feet |
| C. From Other Property Line | 20 feet |
| D. Maximum Height | 20 feet |



22.6 Building Bulk and Coverage

22.6.1	Maximum Building/Structure Coverage	20%
	A. Within <i>Gateway Conservation Zone</i>	15%
22.6.2	Maximum Gross Floor Area	40%

22.7 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

22.8 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

22.9 Special Exception Uses

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 23

Residence AA-2 District

23.0 [Reserved]

23.1 Permitted Uses

- 23.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 23.1.2 Professional office or home occupation in a *dwelling unit*
- 23.1.3 Boarding house or renting of rooms
- 23.1.4 Accessory apartment (residential)
- 23.1.5 Park, playground or *open space* land
- 23.1.6 Farm, including *roadside stand*
- 23.1.7 *Signs*
- 23.1.8 *Accessory use* customary with and incidental to any permitted *use*
- 23.1.9 Keeping of livestock or poultry

23.2 Special Exception Uses

- 23.2.1 Conversion of dwelling so as to contain two (2) *dwelling units*
- 23.2.2 Bed and breakfast transient lodging
- 23.2.4 *Daycare*
- 23.2.5 Nursing home facility, private hospital or sanitarium
- 23.2.6 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 23.2.7 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 23.2.8 Summer day camp, provided that there is no furnishing of rooms
- 23.2.9 Any one of the following uses when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club
- 23.2.10 Public utility substation or telephone equipment building provided that there is no outside service yard or outside storage of supplies
- 23.2.11 Water supply reservoir, wells, tower, treatment facility or pump station
- 23.2.12 Building, *use* or facility of the State of Connecticut or Federal Government
- 23.2.13 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal

23.2.14 Accessory use, customary with and incidental to any previously mentioned Special Exception *use*

23.2.15 Agricultural nursery or greenhouse

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 2 1/2 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 Building or Structure

A. From Longest Street Line of Corner lot 35 feet

B. From Rear Property Line 10 feet

C. From Other Property Line 10 feet

D. Maximum Height 20 feet

23.6 Building Bulk and Coverage

23.6.1 Maximum Building/Structure Coverage 20%

A. Within *Gateway Conservation Zone* 15%

23.6.2 Maximum Gross Floor Area 40%



23.7 **Plot Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

23.8 **Site Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

23.9 **Special Exception**

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 24

Residence A District

24.0 [Reserved]

24.1 Permitted Uses

- 24.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 24.1.2 Professional offices in a *dwelling unit*
- 24.1.3 *Home occupation* in a *dwelling unit*
- 24.1.4 Boarding house or renting of rooms
- 24.1.5 Accessory apartment (residential)
- 24.1.6 Park, playground or *open space* land
- 24.1.7 Farm, including *roadside stand*
- 24.1.8 *Signs*
- 24.1.9 *Accessory uses* customary with and incidental to any permitted use
- 24.1.10 Keeping of livestock or poultry

24.2 Special Exception Uses

- 24.2.1 Conversion of a *dwelling* so as to contain two (2) *dwelling units*
- 24.2.2 *Bed and breakfast transient lodging*
- 24.2.3 [Reserved]
- 24.2.4 *Daycare*
- 24.2.5 Nursing home facility, private hospital or sanitarium
- 24.2.6 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; educational; religious, philanthropic or charitable institution; or *dwelling* for elderly or handicapped persons
- 24.2.7 *Residential life care facility*
- 24.2.8 *Building*, use or facility of the Town of Old Saybrook not listed as a permitted use
- 24.2.9 Summer day camp, if there is no furnishing of rooms
- 24.2.10 Any one of the following uses when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

- 24.2.11 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 24.2.12 Water supply reservoir, wells tower, treatment facility or pump station
- 24.2.13 *Building*; use or facility of the State of Connecticut or Federal Government
- 24.2.14 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 24.2.15 Accessory use, customary with and incidental to any previously mentioned Special Exception *use*
- 24.2.16 Agricultural nursery or greenhouse

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 Building or Structure

- A. From Longest Street Line of Corner lot 35 feet
- B. From Rear Property Line 10 feet
- C. From Other Property Line 10 feet
- D. Maximum Height 20 feet



24.6 Building Bulk and Coverage

24.6.1	Maximum Gross Floor Area	40%
24.6.2	Maximum Building/Structure Coverage	20%
	A. Within the <i>Gateway Conservation Zone</i>	15%

24.7 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted use under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

24.8 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted use under this Section, a Site Plan will be submitted to and approved by the Commission.

24.9 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception use permitted under this Section, an application for Special Exception use, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 25

Residence B District

25.0 [Reserved]

25.1 Permitted Uses

- 25.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 25.1.2 A *dwelling* containing two (2) *dwelling units* and not more than one (1) *dwelling* per *lot*
- 25.1.3 Professional office in a *dwelling* unit
- 25.1.4 Home occupation in a *dwelling* unit
- 25.1.5 Boarding house or renting of rooms
- 25.1.6 Park, playground or *open space* land
- 25.1.7 Farm
- 25.1.8 *Accessory use* customary with and incidental to any permitted *use*
- 25.1.9 Keeping of livestock or poultry

25.2 Special Exception Uses

- 25.2.1 *Roadside stand*
- 25.2.2 *Daycare*
- 25.2.3 Nursing home facility, private hospital or sanitarium
- 25.2.4 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 25.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 25.2.6 Summer day camp, if there is no furnishing of rooms
- 25.2.7 Any one of the following *uses* when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club
- 25.2.8 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 25.2.9 Water supply reservoir, wells, tower, treatment facility or pump station
- 25.2.10 *Building, use* or facility of the State of Connecticut or Federal Government

- 25.2.11 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 25.2.12 Accessory use, customary with and incidental to any previously mentioned Special Exception *use*
- 25.2.13 Agricultural nursery or greenhouse

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 Building or Structure

35 feet

- A. From Longest Street Line of Corner lot 35 feet

- B. From Rear Property Line 10 feet

- C. From Other Property Line 10 feet

- D. Maximum Height 20 feet



25.6 Building Bulk and Coverage

25.6.1 Maximum Building/Structure Coverage 20%

A. Not served by public water supply within *Gateway Conservation Zone* 15%

25.6.2 Maximum Gross Floor Area 40%

25.7 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

25.8 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

25.9 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 26

Residence AA-3 District

26.0 [Reserved]

26.1 Permitted Uses

- 26.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 26.1.2 Professional office in a *dwelling unit*
- 26.1.3 Home occupation in a *dwelling unit*
- 26.1.4 Park, playground or *open space* land
- 26.1.5 Farm, including *roadside stand*
- 26.1.6 *Signs*
- 26.1.7 *Accessory use* customary with and incidental to any permitted *use*
- 26.1.8 Keeping of livestock or poultry
- 26.1.9 Boarding house or the renting of rooms
- 26.1.10 Accessory apartment (residential)

26.2 Special Exception Uses

- 26.2.1 Any one of the following uses when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 26.2.2 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 26.2.3 *Private country clubs*, golf courses.
- 26.2.4 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *use*, except where specifically prohibited
- 26.2.5 Conversion of a *dwelling* to contain two (2) *dwelling units*
- 26.2.6 Building, *use* or facility of the Town of Old Saybrook
- 26.2.7 Agricultural nursery or greenhouse
- 26.2.8 *Daycare*

26.3 Lot Area, Shape, and Frontage

26.3.1	Minimum Lot Area	87,120 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 Setbacks

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 Building or Structure	
	A. From Longest Street line of Corner lot	50 feet
	B. From Rear Property Line	20 feet
	C. From Other Property Line	20 feet
	D. Maximum Height	20 feet

26.6 Building Bulk and Coverage

26.6.1	Maximum Building/Structure Coverage	10%
26.6.2	Maximum Gross Floor Area	20%

26.7 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

26.8 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

26.9 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.



SECTION 27

Residence C Conservation District

27.0 Purpose

To cluster residential development amid open spaces at a density and in configurations suitable to preserve natural and cultural resources.

27.1 Permitted Uses

- 27.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 27.1.2 Professional office in a *dwelling* unit
- 27.1.3 Home occupation in a *dwelling* unit
- 27.1.4 The renting of not more than one (1) room, with or without meals, in a *dwelling* unit to a total of not more than one (1) person
- 27.1.5 Accessory apartment (residential) *dwelling*
- 27.1.6 [Reserved]
- 27.1.7 Park, playground or *open space* land
- 27.1.8 Farm, including a *roadside stand*
- 27.1.9 *Signs*
- 27.1.10 *Accessory uses* customary with and incidental to any previously mentioned permitted *use*
- 27.1.11 Keeping of livestock or poultry

27.2 Special Exception Uses

- 27.2.1 Group Day Care Home, as defined in C.G.S. §19a-77
- 27.2.2 Nursing home facility, *dwelling* for elderly or handicapped persons, *residential life care facility*
- 27.2.3 [Reserved]
- 27.2.4 Any one of the following uses when not conducted as a business or for profit: schools.
- 27.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*.
- 27.2.6 *Building, use* or facility of the State of Connecticut or Federal Government
- 27.2.7 Any one of the following uses when not conducted as a business for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

- 27.2.8 Livery or boarding or riding academy
- 27.2.9 Public utility substation or telephone equipment building provided that there is no outside service yard or *outside storage* of supplies
- 27.2.10 Water supply reservoir, wells, tower or treatment facility or pump station
- 27.2.11 Radio Tower for Standard Broadcasting Radio Station
- 27.2.12 *Bed and breakfast transient lodging*
- 27.2.13 *Private country club*
- 27.2.14 *Accessory use* customary with and incidental to any Special Exception *use*, except where specifically prohibited
- 27.2.15 *Daycare*
- 27.1.16 Agricultural nursery or greenhouse
- 27.1.17 Open Space Subdivision

27.3 Lot Area, Shape, and Frontage

27.3.1 Minimum Lot Area

- A. Not served by public water supply 60,000 square feet
- B. Served by public water supply 40,000 square feet

27.3.2 Minimum Dimension of Square

- A. Served by public water supply 150 feet
- B. Not served by public water supply 200 feet

27.3.3 Minimum Frontage

20 feet

27.3.4 Minimum width along *Building Line*

150 feet

27.4 Height

27.4.1 Maximum number of stories

2½ stories

27.4.2 Maximum Height

35 feet

27.5 Setbacks

27.5.1 From Street Line

50 feet

27.5.2 From Rear Property Line

20 feet

27.5.3 From Other Property Line

20 feet

27.5.4 Projection into Setback Area

3 feet



27.5.5 **Minor Accessory Building or Structure**

A. From Longest Street Line of Corner Lot	50 feet
B. From Rear Property Line	20 feet
C. From Other Property Line	20 feet
D. Maximum Height	20 feet

27.6 **Building Bulk and Coverage**

27.6.1 Maximum Building/Structure Coverage	10%
---	-----

27.6.2 Maximum Gross Floor Area	20%
--	-----

27.7 **Plot Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

27.8 **Site Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

27.9 **Special Exception**

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



ARTICLE III

BUSINESS and MARINE DISTRICTS

SECTION 31 Central Business B-1 District

- 31.0 Purpose
- 31.1 Permitted Uses
- 31.2 Special Exception Uses
- 31.3 Prohibited Uses
- 31.4 Lot Area, Shape, and Frontage
- 31.5 Height
- 31.6 Setbacks
- 31.7 Building Bulk and Coverage
- 31.8 Plot Plan
- 31.9 Site Plan
- 31.10 Special Exception

SECTION 32 Shopping Center Business B-2 District

- 32.0 Purpose
- 32.1 Permitted Uses
- 32.2 Special Exception Uses
- 32.3 Prohibited Uses
- 32.4 Lot Area, Shape, and Frontage
- 32.5 Height
- 32.6 Setbacks
- 32.7 Building Bulk and Coverage
- 32.8 Plot Plan
- 32.9 Site Plan
- 32.10 Special Exception

SECTION 33 Restricted Business B-3 District

- 33.0 Purpose
- 33.1 Permitted Uses
- 33.2 Special Exception Uses
- 33.3 Prohibited Uses
- 33.4 Lot Area, Shape, and Frontage
- 33.5 Height
- 33.6 Setbacks
- 33.7 Building Bulk and Coverage
- 33.8 Plot Plan
- 33.9 Site Plan
- 33.10 Special Exception

SECTION 34 Gateway Business B-4 District

- 34.0 Purpose
- 34.1 Permitted Uses
- 34.2 Special Exception Uses
- 34.3 Prohibited Uses
- 34.4 Lot Area, Shape, and Frontage
- 34.5 Height
- 34.6 Setbacks
- 34.7 Building Bulk and Coverage
- 34.8 Plot Plan
- 34.9 Site Plan
- 34.10 Special Exception

SECTION 35 Marine Commercial MC District

- 35.0 Purpose
- 35.1 Permitted Uses
- 35.2 Special Exception Uses
- 35.3 Lot Area, Shape, and Frontage
- 35.4 Height
- 35.5 Setbacks
- 35.6 Building Bulk and Coverage
- 35.7 Plot Plan
- 35.8 Site Plan
- 35.9 Special Exception

SECTION 36 [Reserved]

SECTION 37 Saybrook Point SP District

- 37.0 Purpose
- 37.1 Permitted Uses
- 37.2 Lot Area, Shape, and Frontage
- 37.3 Height
- 37.4 Setbacks
- 37.5 Building Bulk and Coverage
- 37.6 Plot Plan
- 37.7 Site Plan
- 37.8 Special Exception



SECTION 31

Central Business B-1 District

31.0 Purpose

To sustain and enhance a pedestrian-oriented village center with on-street parking, wide shady sidewalks, and mixed-use buildings, containing street-level stores with businesses, offices and residences above, forming the street wall. Applicable standards define and enhance the unique village character and encourage the conversion, conservation, and preservation of existing buildings and sites that define the historic character of the District.

31.1 Permitted Uses

Any *use* listed in Section 31.1 that occupies a *gross floor area* greater than five thousand (5,000 s.f.) of total area will be a Special Exception *use*. Any non-residential *use, building* or *structure* in the District that is located, in whole or in part, is within a pedestrian *node*, will require approval as a Special Exception *use*.

- 31.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 31.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 31.1.3 Cleaning agency or retail or self-service cleaning business; laundry agency or retail or self-service laundry business not using steam
- 31.1.4 Indoor theater and assembly hall
- 31.1.5 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 31.1.6 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 31.1.7 *Building, use* or facility of the State of Connecticut or Federal Government
- 31.1.8 Park, playground or open space land
- 31.1.9 *Signs*
- 31.1.10 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

31.2 Special Exception Uses

- 31.2.1 Indoor restaurant or other indoor food and beverage service establishment
- 31.2.2 *Bed and breakfast transient lodging*
- 31.2.3 Accessory apartment (mixed use)

- 31.2.4 *Daycare*
- 31.2.5 Off-street parking when accessory to a permitted *use*
- 31.2.6 Any one of the following *uses* when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 31.2.8 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 31.2.9 "Undertaker's Establishments"

31.3 Prohibited Uses

- 31.3.1 *Dwelling; nursing home facility*, hospital or sanitarium
- 31.3.2 Motor vehicle service station, motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental new or used automobiles, trucks, trailers or farm equipment
- 31.3.3 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 31.3.4 Warehousing or wholesale business; *building* contractor business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel
- 31.3.5 Research facility; manufacture, processing or assembling of goods engaging four (4) or more persons in the manufacture, process or assembly.
- 31.3.6 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

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 | 2 1/2 stories |
| 31.5.2 Maximum Height | 35 feet |



31.6 Setbacks

31.6.1	From Street Line	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	5 feet
	If the line is the lot line of a PRD, then the Setbacks of 31.6.2 and 31.6.3 apply.	
31.6.5	Projection into Setback	3 feet

31.7 Building Bulk and Coverage

31.7.1	Maximum Building/Structure Coverage	75%
	A. Maximum each for any <i>building</i>	18,000 square feet
31.7.2	Maximum Gross Floor Area	150%
	A. Maximum each for any <i>building</i>	36,000 square feet
31.7.3	Maximum Total Lot Coverage	85%

31.8 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

31.9 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

31.10 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



SECTION 32

Shopping Center Business B-2 District

32.0 Purpose

To sustain and enhance the existing central shopping center areas consisting of anchor retail shopping with small attached complementary stores and combined parking. Applicable standards require new business development and renovation of existing business sites to improve and enhance the overall aesthetic context of the existing centers in scale and character with the Town of Old Saybrook.

32.1 Permitted Uses

Any *use* listed in Section 32.1 that occupies a *gross floor area* greater than ten thousand square feet (10,000 s.f.) of total area will be a Special Exception *use*.

- 32.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 32.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 32.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 32.1.4 [Reserved]
- 32.1.5 Indoor theater and assembly hall
- 32.1.6 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 32.1.7 [Reserved]
- 32.218 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 32.1.9 [Reserved]
- 32.1.10 Building, *use* or facility of the State of Connecticut or Federal Government
- 32.1.11 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 32.1.12 Off-street parking facility whether *accessory* to a permitted *use* or not
- 32.1.13 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 32.1.14 Park, playground or *open space* land

32.1.15 *Signs*

32.1.16 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

32.2 Special Exception Uses

32.2.1 [Reserved]

32.2.2 Motor vehicle service station, repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment, provided each site has an area of at least four (4) acres and a depth of at least four hundred feet (400') extending from the street line

32.2.3 "Undertaker's Establishments"

32.2.4 Indoor restaurant or other indoor food and beverage service establishment

32.2.5 *Bed and breakfast transient lodging*

32.2.6 Any non-residential *use, building or structure* in the District in which it is located, in whole or in part, is within a *pedestrian node*

32.2.7 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house

32.2.8 Well, tower, treatment facility or pump station

32.2.9 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*

32.2.10 Establishment for sale, repair or servicing of boats, including the retail sale of marine equipment provided the *lot* has *frontage* on Essex Road and is located in the Mixed Use Incentive Housing Zone.

32.2.11 Storage of *boats* when *accessory* to a *use* permitted under paragraph 32.2.10. The maximum number of *boats* at any time, including those under fifteen feet (15') in length, will not exceed eight (8).

32.3 Prohibited Uses

32.3.1 *Dwelling, nursing home facility*, hospital or sanitarium

32.3.2 Motor vehicle service station, except as permitted under Paragraphs 32.2.1 and 32.2.2; and establishment for motor vehicle washing

32.3.3 Warehousing and wholesale businesses; *building* contractors in 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, woodworking, blacksmith, welding machine shop

32.4 Lot Area, Shape, and Frontage

32.4.1 Minimum Lot Area

- | | |
|--------------------------------------|--------------------|
| A. Served by public water and 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

- | | |
|----------------------------------|------------|
| 32.6.1 Maximum Number of Stories | 2½ stories |
|----------------------------------|------------|

- | | |
|-----------------------|---------|
| 32.6.2 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 Building/Structure Coverage | 40% |
|--|-----|

- | | |
|---------------------------------|-----|
| 32.7.2 Maximum Gross Floor Area | 60% |
|---------------------------------|-----|

- A. *Buildings* of no greater than twenty-five thousand square feet (25,000 s.f.) of *gross floor area*, except that, for each complete twelve (12) acre *parcel*, one *building* of eighty-eight thousand square feet (88,000 s.f.) of *gross floor area*, plus covered loading spaces required by these regulations

- | | |
|---|---------|
| B. Minimum <i>open space</i> between <i>buildings</i> | 20 feet |
|---|---------|

- | | |
|-----------------------------------|-----|
| 32.7.3 Maximum Total Lot Coverage | 80% |
|-----------------------------------|-----|

32.8 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

32.9 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

32.10 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



SECTION 33

Restricted Business B-3 District

33.0 Purpose

To allow for the orderly transition from residential areas to business areas in a way that will maintain the residential character of the area and achieve harmony with the adjacent residential neighborhoods. Applicable standards protect those neighborhoods by limiting the type and intensity of business uses, as well as the size and character of buildings and the layout of the site.

33.1 Permitted Uses

Any *use* listed in Section 33.1 that occupies a *gross floor area* greater than three-thousand square feet (3,000 s.f.) of total area will require approval as a Special Exception *Use*.

- 33.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) the *dwelling* per *lot*
- 33.1.2 Professional office in a *dwelling unit*
- 33.1.3 *Home occupation* in a *dwelling unit*
- 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
- 33.1.5 Park, playground or *open space* land
- 33.1.6 Farm
- 33.1.7 *Signs*
- 33.1.8 *Accessory use* customary with and incidental to any previously mentioned permitted *use*
- 33.1.9 Keeping of livestock or poultry

33.2 Special Exception Uses

- 33.2.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 33.2.2 Business or professional office; bank or other financial institution; medical or dental clinic
- 33.2.3 Indoor restaurant or other indoor food and beverage service establishment, including service to customers at a service counter or in a motor vehicle at a take-out window
- 33.2.4 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 33.2.5 "Undertaker's Establishments"

- 33.2.6 *Bed and breakfast transient lodging*
- 33.2.7 *Daycare*
- 33.2.8 *Nursing home facility*, hospital or sanitarium
- 33.2.9 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; general hospital; cemetery; educational, religious, philanthropic or charitable institution
- 33.2.10 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 33.2.11 Any one of the following uses when not conducted as a business or for profit: membership club, lodge or community house; nature preserve or wildlife sanctuary; golf, tennis, swimming, boating or similar club
- 33.2.12 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 33.2.13 Water supply reservoir, wall, tower, treatment facility or pump station
- 33.2.14 *Building, use* or facility of the State of Connecticut or Federal Government
- 33.2.15 [Reserved]
- 33.2.16 *Accessory use* customary with and incidental to any previously mentioned Special Exception *use*
- 33.2.17 Any non-residential *use, building* or *structure* in the District in which it is located, in whole or in part, is within a pedestrian *node*
- 33.2.18 Agricultural nursery or greenhouse

33.3 Prohibited Uses

- 33.3.1 Motor vehicle service station; motor vehicle repair garage, including automobile, truck, trailer and farm equipment repairing, painting and upholstering; establishment for motor vehicle washing; establishment for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof
- 33.3.2 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 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 or machine shop
- 33.3.6 Roadside stand for the display and sale or rental of farm products; newspaper or job printing; cleaning or laundry business or self-service business; theater and assembly hall; day camp; and *kennels*, livery or board stables or riding academy



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 Building or Structure

- | | |
|--|---------|
| A. From Longest Street Line of corner <i>lot</i> | 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 Building/Structure Coverage

	40%
--	-----

- | | |
|---|-------------------|
| A. Maximum each for any <i>building</i> | 3,000 square feet |
|---|-------------------|

33.7.2 Maximum Gross Floor Area

	80%
--	-----

- | | |
|---|-------------------|
| A. Maximum each for any <i>building</i> | 6,000 square feet |
| B. Minimum <i>open space</i> between <i>buildings</i> | 20 feet |

33.7.3 Maximum Total Lot Coverage

	80%
--	-----

33.8 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* permitted under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

33.9 **Site Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Site Plan will be submitted to and approved by the Commission.

33.10 **Special Exception**

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



SECTION 34

Gateway Business B-4 District

34.0 Purpose

To allow for development of regional businesses that requires easy access to major highways. Applicable standards require building and site layout of appropriate character as the gateways to the Town of Old Saybrook. These Regulations pay particular attention to ensure that traffic congestion caused by these developments will not degrade or impede access to the Town itself.

34.1 Permitted Uses

Any *use* listed in Section 34.1 that occupies a *gross floor area* greater than twenty thousand square feet (20,000 s.f.) of total area will be a Special Exception.

- 34.1.1 Store or other *building* or structure where goods are sold or service is rendered primarily at retail
- 34.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 34.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 34.1.4 [Reserved]
- 34.1.5 Indoor theater or assembly hall
- 34.1.6 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 34.1.7 Public utility substation or telephone equipment *building* provided that there is no outside service yard or outside storage of supplies
- 34.1.8 Water supply reservoir, wells, tower, treatment facility or pump station
- 34.1.9 *Building, use* or facility of the State of Connecticut or Federal Government
- 34.1.10 Reserved]
- 34.1.11 Off-street parking facility when *accessory* to a permitted *use* or not
- 34.1.12 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 34.1.13 [Reserved]
- 34.1.14 [Reserved]
- 34.1.15 [Reserved]
- 34.1.16 Park, playground or open space land

34.1.17 *Signs*

34.1.18 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

34.2 Special Exception Uses

34.2.1 Motor vehicle service station; motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment

34.2.2 Indoor restaurant or other indoor food and beverage service establishment

34.2.3 Helipad

34.2.4 *Nursing home facility*

34.2.5 *Bed and breakfast transient lodging*

34.2.6 *Adult entertainment business*

34.2.7 "Undertaker's Establishments"

34.2.8 Family and group daycare home

34.2.9 Warehousing or wholesale business; *building* contractor, business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel

34.2.10 Research laboratory; manufacture, processing or assembling of goods

34.2.11 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

34.3.12 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*

34.3 Prohibited Uses

34.3.1 *Dwelling*, hospital or sanitarium

34.4 Lot Area, Shape, and Frontage

34.4.1 Minimum Lot Area

A. Served by public water supply	20,000 square feet
----------------------------------	--------------------

B. Not served by public water supply	40,000 square feet
--------------------------------------	--------------------

34.4.2 Minimum Dimension of Square

A. Served by public water supply	100 feet
----------------------------------	----------

B. Not served by public water supply	150 feet
--------------------------------------	----------

34.4.3 Minimum Frontage	50 feet
-------------------------	---------



34.5 Height

- | | | |
|--------|---------------------------|------------|
| 34.5.1 | Maximum Number of Stories | 2½ stories |
| 34.5.2 | Maximum Height | 35 feet |

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 Building/Structure Coverage | 40% |
| 34.7.2 | Maximum Gross Floor Area | 60% |
| | A. Maximum each for any <i>building</i> ,
plus covered loading spaces | 85,000 square feet |
| | B. Minimum <i>open space</i> between <i>buildings</i> | 20 feet |
| 34.7.3 | Maximum Total Lot Coverage | 70% |
| | A. Maximum each for any <i>building</i> | 125,000 square feet |

34.8 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

34.9 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Site Plan will be submitted to and approved by the Commission.

34.10 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted in this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



SECTION 35

Marine Commercial MC District

35.0 Purpose

To provide for and encourage appropriate land uses, with emphasis on waterfront access and water-dependent uses as defined by the Connecticut Coastal Management Act, as codified at C.G.S. §22a-93, and water-related uses.

35.1 Permitted Uses

Any *use* listed in Section 35.1 that occupies a *gross floor area* greater than five thousand square feet (5,000 s.f.) of total area will be a Special Exception *use*.

- 35.1.1 A single detached *dwelling* for one (1) *family* and not more than one (1) of the *dwelling* per *lot*
- 35.1.2 School, park, playground or open space land 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 Establishment for the sale, repair 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 Paragraph 35.1.3 or 35.1.5
- 35.1.8 *Signs* as provided in Section 64
- 35.1.9 *Accessory uses* customary with and incidental to any previously mentioned permitted *use*

35.2 Special Exception Uses

- 35.2.1 Dock, wharf, slip basin or similar landing facility for vessels engaged in commercial fishery or shellfishery
- 35.2.2 Marine research laboratories for the study of aquatic and marine environment, ecology or resources
- 35.2.3 *Building, use* or facility of the Town of Old Saybrook other than *uses* specified in Paragraph 35.1.2
- 35.2.4 Public utility substation and telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 35.2.5 Water supply reservoir, well, tower, treatment facility or pump station
- 35.2.6 *Building, use* or facilities of the State of Connecticut or Federal Government

- 35.2.7 Railroad right-of-way or passenger station, including customary *accessory* services, excluding switching, storage siding, freight yard or freight terminal
- 35.2.8 Retail store or service establishment
- 35.2.9 *Restaurant* or other indoor food and beverage service establishment
- 35.2.10 Business or professional office
- 35.2.11 Swimming facility, commercially operated tennis court or private tennis club or similar facility for racquetball or paddle tennis
- 35.2.12 Base operation for fishery or shellfishery business, including as an *accessory use* of the business a store or market for the sale of fish, shellfish or other related food products, or the commercial *bulk* processing of fish and shellfish
- 35.2.13 *Accessory uses* customary with and incidental to any 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 2½ 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

35.6 **Building Bulk and Coverage**

35.6.1	Maximum Building/Structure Coverage	40%
35.6.2	Maximum Gross Floor Area	80%
35.6.3	Maximum Total Lot Coverage	80%

35.7 **Plot Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* permitted under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

35.8 **Site Plan**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* permitted under this Section, a Site Plan will be submitted to and approved by the Commission.

35.9 **Special Exception**

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted by this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



SECTION 36

36.0 **[Reserved]**



SECTION 37

Saybrook Point SP Districts

37.0 Purpose

To plan for the most appropriate use and development of this important area and to chart a course that ensures that protection of the significant heritage and scenic beauty of the Point. The Saybrook Point District delineates an area of the Town that is of local, State and National interest by reason of its:

- *Prominent location on the Connecticut River,*
- *Capability for development of water-dependent uses,*
- *Vistas and coastal environment that are enjoyed by many people, and*
- *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 developed and used in an integrated and harmonious manner for Town park, open space or historic site preservation, for water-dependent uses or for water-related uses, which enable community enjoyment of the assets of the Point, or for uses consistent with preservation of adjacent residential neighborhoods, some of which are also of historic significance. The Saybrook Point area is divided into three districts within which the Commission permits particular uses applicable to promote a design unit, in accordance with studies prepared by the Town, necessary to conserve and make the best of the special resources of the area.

37.1 Permitted Uses

Land, *buildings* or other *structures* in Saybrook Point Districts #1, #2 and #3 may be used for one or more of the *uses* listed as permitted in the *district*. Any *use* listed in Section 37.1 that occupies a *gross floor area* greater than five thousand square feet (5,000 s.f.) of total area will be a Special Exception *use*. *Uses* are permitted or prohibited in accordance with the following designation and procedure:

P A *use* permitted in the District, as a matter-of-right

S A *use* permitted in the District, subject to the approval as a Special Exception

X A *use* prohibited in the District

		SP-1	SP-2	SP-3
37.1.1	A single detached <i>dwelling</i> for one (1) <i>family</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	P
37.1.2	A <i>dwelling</i> containing two (2) <i>dwelling units</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	S
37.1.3	[Reserved]			
37.1.4	A professional office in a <i>dwelling</i> unit	X	X	P

	SP-1	SP-2	SP-3
37.1.5 A <i>home occupation</i> in a <i>dwelling</i> unit	X	X	P
37.1.6 Signs	P	P	P
37.1.7 A dock, wharf, slip basin or similar landing facility for pleasure <i>boats</i> or excursion <i>boats</i> serving the public, expressly excluding vessels engaged in commercial fishery or shellfishery	S	S	X
37.1.8 Establishment for the sale, repair or servicing of pleasure <i>boats</i> , including the dispensing of fuel or lubricants for <i>boats</i> at retail, but expressly excluding dry storage of <i>boats</i> or bulk storage of fuel	X	S	X
37.1.9 A sail loft or ship chandlery, including the retail sale of marine equipment, engines or provisions for pleasure <i>boats</i>	X	S	X
37.1.10 <i>Park</i> or playground or <i>open space</i> land	P	S	X
37.1.11 Marine research laboratory for the study of aquatic and marine environment, ecology or resources	X	S	X
37.1.12 Indoor <i>restaurant</i> or other food and beverage service establishment	X	S	X
37.1.13 The following <i>uses</i> when related to and either <i>accessory</i> or subordinate to a <i>use</i> permitted under paragraphs 37.1.7, 37.1.8, 37.1.9 or 37.1.12 on the same <i>lot</i> : Business or professional office; Store or other <i>building</i> or <i>structure</i> where goods are sold and services are rendered primarily at retail; Hotel or motel, including conference facilities; swimming or other recreational facility	X	S	X
37.1.14 <i>Hotel suites</i> and <i>hotel rooms</i> in a separate building or buildings, as accessory to and administered as part of a <i>hotel</i> permitted under these Regulations, subject to the Special Standards of Section 53.	X	S	S
37.1.15 <i>Buildings, use</i> or facility of the Town	S	S	S
37.1.16 <i>Building, use</i> or facility of the State of Connecticut or Federal government	S	S	S
37.1.17 Off-street parking <i>accessory</i> to a <i>use</i> permitted and located in the Saybrook Point District	S	S	S
37.1.18 <i>Accessory uses</i> customary with and incidental to any permitted <i>use</i> located on the same <i>lot</i>	P	P	P



	SP-1	SP-2	SP-3
37.2 Lot Area, Shape, and Frontage			
37.2.1 Minimum Lot Area (s.f.)	20,000	20,000	69,700
37.2.2 Minimum Dimension of Square	100 feet	100 feet	100 feet
37.2.3 Minimum Frontage	50 feet	50 feet	50 feet
37.3 Height			
37.3.1 Maximum Number of Stories	2½ 2½	2½	
37.3.2 Maximum Height	35 feet	35 feet	35 feet
37.4 Setbacks			
37.4.1 From Centerline of College St. Right-of-Way	55 feet	70 feet	55 feet
37.4.2 From Street line of Other Streets	25 feet	25 feet	25 feet
37.4.3 From Property Line			
A. Abutting navigable water	None	None	None
B. Not abutting navigable water	15 feet	15 feet	15 feet
37.4.4 Projections Into Setback Area	3 feet	3 feet	3 feet
37.5 Building Bulk and Coverage			
37.5.1 Maximum Building/Structure Coverage	10%	25%	20%
37.5.2 Maximum Gross Floor Area	10%	50%	40%
37.5.3 Maximum Total Lot Coverage	75%	75%	75%
37.6 Plot Plan			
Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.			
37.7 Site Plan			
Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Site Plan will be submitted to and approved by the Commission.			
37.8 Special Exception Uses			
Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception <i>use</i> permitted under this Section, an application for Special Exception <i>use</i> , including a Site Plan, will be submitted to and approved by the Commission.			



ARTICLE IV

INDUSTRIAL DISTRICTS

SECTION 41 **Industrial District**

- 41.0 **Purpose**
- 41.1 **Permitted Uses**
- 41.2 **Special Exception Uses**
- 41.3 **Prohibited Uses**
- 41.4 **Lot Area, Shape, and Frontage**
- 41.5 **Height**
- 41.6 **Setbacks**
- 41.7 **Building Bulk and Coverage**
- 41.8 **Plot Plan**
- 41.9 **Site Plan**
- 41.10 **Special Exception**



SECTION 41

Industrial I District

41.0 Purpose

To allow for offices, warehouses, light assembly, and other compatible light industrial uses that do not cause excess pollution or require sewers. Applicable standards permit flexible site development to retain the natural features and open character of the area.

41.1 Permitted Uses

Any *use* listed in Section 41.1 that occupies a *gross floor area* greater than forty thousand square feet (40,000 s.f.) of total area will be a Special Exception *use*.

- 41.1.1 Research laboratory, manufacture, processing or assembling of goods
- 41.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; health and physical fitness facility open to general public membership
- 41.1.3 Warehousing or wholesale business; *building* contractor business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel
- 41.1.4 Printing or publishing establishment
- 41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop
- 41.1.6 [Reserved]
- 41.1.7 Hotel or motel, including conference facility
- 41.1.8 [Reserved]
- 41.1.9 Store or other *building* or *structure* 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 [Reserved]
- 41.1.11 Public utility substation or telephone equipment *building*
- 41.1.12 Water supply reservoir, wells, tower, treatment facility or pump station
- 41.1.13 *Building, use* or facility of the State of Connecticut or Federal Government
- 41.1.14 Railroad right-of-way or passenger station, including customary *accessory* service
- 41.1.15 [Reserved]
- 41.1.16 Park, playground or open space land
- 41.1.17 *Sign*
- 41.1.18 Accessory use, customary with and incidental to any previously mentioned Special Exception *use*

41.2 Special Exception Uses

- 41.2.1 Helipad
- 41.2.2 Indoor restaurant or other indoor food and establishment
- 41.2.3 *Nursing home facility*
- 41.2.4 Off-street parking facility when not *accessory* and subordinate to a permitted *use*
- 41.2.5 Motor vehicle uses when clearly *accessory* and subordinate to a permitted *use* on the same lot
- 41.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*

41.3 Prohibited Uses

- 41.3.1 *Dwelling*; hospital or sanitarium
- 41.3.2 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail, except as permitted under Paragraph 41.1.9; veterinary hospital; undertakers' establishment; bowling alley
- 41.3.3 [Reserved]
- 41.3.4 *Kennels*; livery and boarding stables and riding academics; roadside stand for the display and sale or rental of farm products; summer day camp

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

- | | |
|--|------------|
| A. Within <i>Gateway Conservation Zone</i> | 2½ stories |
|--|------------|

41.5.2 Maximum Height

50 feet

- | | |
|--|---------|
| A. Within <i>Gateway Conservation Zone</i> | 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 Building/Structure Coverage	40%
	A. Within <i>Gateway Conservation Zone</i>	25%
41.7.2	Maximum Gross Floor Area	80%
41.7.2	Maximum Total Lot Coverage	70%

41.8 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

41.9 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

41.10 Special Exception

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.



ARTICLE V

SITE PLANS, SPECIAL EXCEPTIONS and SPECIAL ZONES

SECTION 51 Site Plans

- 51.0 Purpose
- 51.1 Procedure
- 51.2 Activities for Which a Site Plan Is Required
- 51.3 Informal Discussion of Site Plans
- 51.4 Formal Application for Site Plan Approval
- 51.5 Site Plan Objectives
- 51.6 Contents of Site Plan Submission
- 51.7 Commission Action on Application for Site Plan Approval
- 51.8 Posting a Bond
- 51.9 Appeals
- 51.10 Filing the Plan
- 51.11 Commencement and Completion of Construction
- 51.12 Certificate of Occupancy
- 51.13 Amendments to an Approved Site Plan

SECTION 52 Special Exception Uses

- 52.0 [Reserved]
- 52.1 General
- 52.2 Purpose
- 52.3 Application
- 52.4 Procedure
- 52.5 Approval
- 52.6 General Standards

SECTION 53 Special Standards for Specific Uses

- 53.0 [Reserved]
- 53.1 Standards

SECTION 54 Incentive Housing (IH) Zone

- 54.0 Purpose
- 54.1 General
- 54.2 Approval of IHZ or Subzones
- 54.3 Permitted Uses
- 54.4 Special Exception Uses
- 54.5 Location
- 54.6 Density, Shape and Frontage
- 54.7 Height
- 54.8 Setbacks
- 54.9 Building Bulk and Coverage
- 54.10 Open Space
- 54.11 Incentive Housing Restriction

SECTION 55 **Planned Residential Development (PRD) Zone**

- 55.0 **[Reserved]**
- 55.1 **General**
- 55.2 **Definitions**
- 55.3 **Application**
- 55.4 **Procedure**
- 55.5 **Approval**
- 55.6 **Standards**

SECTION 56 **Open Space (OS) Subdivisions**

- 56.0 **[Reserved]**
- 56.1 **General**
- 56.2 **Purpose**
- 56.3 **Application**
- 56.4 **Initial Procedure**
- 56.5 **Approval**
- 56.6 **Standards**

SECTION 57 **[Reserved]**

SECTION 58 **Gateway Conservation (GC) Zone**

- 58.0 **Purpose**
- 58.1 **General**
- 58.2 **Riparian Buffer Zone**
- 58.3 **Developed Areas**
- 58.4 **Permitted Uses & Activities**
- 58.5 **Special Exception Uses**
- 58.6 **Setback (Gateway Conservation Zone)**
- 58.7 **Height (Gateway Conservation Zone)**
- 58.8 **Considerations for Decision**

SECTION 59 **Coastal Area Management (CAM) Zone**

- 59.0 **[Reserved]**
- 59.1 **General**
- 59.2 **Exemptions**



SECTION 51

Site Plans

51.0 Purpose

Pursuant to C.G.S. §8-3(g), a Site Plan is required for certain uses permitted within these regulations, to determine the conformity of a proposed building, use or structure with the provisions of these regulations. This section establishes procedural and informational requirements for Site Plans. These requirements are in addition to other applicable standards and requirements of these regulations.

51.1 Procedure

Where a Site Plan is required, the Site Plan will be prepared in accordance with the purpose and intent of these regulations, including protection of public health, safety, comfort and convenience; coordination with and improvement of vehicular and pedestrian access; provision of adequate drainage and utilities; appropriate lighting and landscaping; protection of natural resources, conservation of the natural terrain, provision for vegetation on the site to the maximum extent practical and maintenance of architectural harmony with the surrounding area.

51.2 Activities for which a Site Plan is Required

Where required by these regulations, no *building* or *structure* will be erected, altered or enlarged, nor *building, use* or *structure* will be used, nor *use* altered in space, time or intensity, and no permit will be issued by the Enforcement Officer, until a Site Plan meeting all applicable requirements of this section has been approved by the Commission.

Unless otherwise specified in these regulations, a Site Plan is required for all proposed *uses* or of *use*, except the following:

- A. Single *family* residential *use* on a previously approved and buildable *lot*. A Plot Plan as detailed in Section 8.2 is adequate for most single *family uses*; provided, however, that a Site Plan may be required by the Commission or the Enforcement Officer, acting on behalf of the Commission, when topography, *soils*, existing development, mixed *uses* or other factor make it infeasible to properly determine conformance with the Zoning Regulations without a Site Plan.
- B. Within Business (B-1, B-2, B-3, and B-4) Districts and Industrial (I) Districts, a change from an existing permitted use located within a structure to another permitted use located within the same structure, provided that the Commission determines that the new use will not result in either the alteration of the exterior of the structure, or in an intensification of the use of the structure. Intensification will be defined as additional residential units, additional employment, additional clients or customers, additional floor space for sales or services, or additional required parking than that which existed prior to the change of use. A Plot Plan and written statement of use must be submitted for the change of use. The Commission may delegate the responsibility for determination of

applicability of this subsection the Enforcement Officer, who will periodically report the determinations to the Commission.

C. Any *use* for which the Commission approves a waiver of Site Plan requirements under Section 51.2.1.

51.2.1 **Waiver of Site Plan Requirements.** In addition to *uses* and activities specifically exempted from Site Plan requirements by these regulations, the Commission may waive requirements for a Site Plan if it determines that a proposed activity will not affect existing traffic circulation, or result in an increase in the need for parking, nor will it entail any significant exterior change to a *building* or site, nor will the new activity have an impact substantially different from the existing *use* from which the change is requested. A request for a waiver of Site Plan requirements will be submitted in writing by the property owner or owner's agent. A Commission decision to waive Site Plan requirements may be made based on informal discussion of the activity at a regular or special Commission meeting. Coastal Site Plans, where applicable, will not be waived.

51.2.2 **Partial Waiver of Site Plan Information Requirements.** To avoid unnecessary delay and expense for an Applicant whose proposed activity is minor in nature and limited in its impact on the surrounding area, the Commission may, at its sole discretion, exempt any application from specific information requirements as set forth in this section. The exemption may be approved if the Commission finds that the information would not aid the Commission in its determination of the application's compliance with these regulations. A request for a partial waiver of Site Plan requirements will be submitted in writing by the property owner or owner's agent. A Commission decision to waive Site Plan requirements may be made based on informal discussion of the activity at a regular or special Commission meeting.

Coastal Site Plans, where applicable, will not be waived.

51.3 Informal Discussion of Site Plans

Any Applicant for a *use* requiring Site Plan approval may request the placement of the proposal on the agenda of a regular or special meeting of the Commission for the purpose of presenting preliminary plans or concepts, and receiving preliminary comments, observations, and questions, and identifying areas of concern. At this time, the potential Applicant should request the placement of the potential application for Site Plan approval on the agenda of a regular or special meeting of the Architectural Review Board for the purpose of obtaining guidance in the aesthetic design criteria prior to a formal application for Site Plan approval. The purpose of the informal discussion(s) is to minimize delay, expense, and inconvenience to all interested parties and to assist a potential Applicant in understanding appropriate design parameters desired by the Town). At the informal discussion of the Commission, the Applicant may request a full or partial waiver of Site Plan requirements under Section 51.2.1 or 51.2.2 of the Zoning Regulations above. Following informal discussion, the Commission may suggest that the proposal or certain aspects, be referred to other Municipal State or Federal agencies for review and comments or may advise the potential Applicant that additional information will be required prior to action on a formal application for Site Plan approval.



51.4 Formal Application for Site Plan Approval

51.4.1 **Submission of Formal Application.** All applications for Site Plan approval, including application form, fee, maps, reports, legal documents and other information required under Section 51.5, will be submitted to the Enforcement Officer or other designated agent of the Commission. To receive prompt consideration, a complete application should be submitted no later than 14 days before a regularly scheduled Commission meeting.

An application will be considered complete when an application form, fee, maps and other materials conforming substantially to the requirements of these regulations have been received. Failure to submit a complete application may be cause for disapproval of the application.

51.4.2 **Official Date of Receipt of Application.** The official date of receipt of an application for Site Plan approval will be the next regularly scheduled meeting of the Commission immediately following the day of submission of the complete application to the Enforcement Officer or other designated agent, or thirty-five (35) days, whichever is sooner.

51.4.3 **Statutory Requirements.** The Commission will act upon applications for Site Plan approval, except those accompanying an application for a Special Exception, in accordance with the provisions of C.G.S. §8-7d(b). The Commission may hold a public hearing on any Site Plan. In the case of a site plan accompanying an application for Special Exception, the Commission considers site plans as part of the application for Special Exception and action on the plan will be taken in accordance with Section 52 and 53 of these regulations.

51.4.4 **Inland Wetlands Report and Permit Required.** If any part of the site is within the jurisdiction of the Inland Wetlands & Watercourses Commission under provisions of the Connecticut General Statutes, then the report of the Inland Wetlands & Watercourses Commission, together with any permit issued for regulated activities, will be submitted with the application for Site Plan approval. In accordance with State Statutes, the Commission will not act on an application for Site Plan approval until the report of Inland Wetlands & Watercourses Commission has been received and considered.

51.4.5 **Architectural Review Board Advisory Report Findings Required.** For all commercial, industrial, and multi-*family* applications for Site Plan approval required pursuant to the Zoning Regulations, the Commission will transmit sufficient copies of site plans or elevation drawings to the Architectural Review Board for an advisory report of its findings. Within forty-five (45) days after receipt from the Land Use Department of a copy of the application form, plans, and documents, the Architectural Review Board will submit an advisory report of its recommendations to the Commission.

51.4.6 **Referrals.** The Commission may transmit copies of Site Plan materials to other officials and agencies for advisory reports and consultation or for approval as may be required by law. The referrals may include, but are not limited to, the following: Planning Commission, Architectural Review Board, Conservation Commission,

Parks and Recreation Commission, Harbor Management Commission, Economic Development Commission, Board of Selectmen, Commission's attorney, Connecticut River Area Health District, Fire Marshal, Commission Engineer, Connecticut Department of Transportation (DOT), Connecticut River Estuary Regional Planning Agency (CRERPA), Connecticut River Gateway Commission, Connecticut River Coastal Conservation District, or any other regulatory or advisory body of local State or Federal government from which the Commission wishes to seek advice and counsel in reaching its decision.

- 51.4.7 **Procedure.** Upon receipt, the Land Use Department will transmit the application form and accompanying plans and documents to the Commission; will also transmit sufficient copies to the Architectural Review Board. A copy of any Site Plan and *Soil Erosion & Sediment Control Plan* may be transmitted by the Land Use Department to the Connecticut River Coastal Conservation District with a request for its technical review and advisory opinion, and for certification; a copy of any *Soil Erosion & Sediment Control Plan* pertaining to the *lot* in the *Gateway Conservation Zone* will also be transmitted to the District for the review and opinion. Within forty-five (45) days after the receipt of a copy of the application form, plans and documents, the Architectural Review Board may and the Planning Commission will submit advisory reports of their recommendations to the Commission.

51.5 Site Plan Objectives

In reviewing an application for Site Plan approval, the Commission will take into consideration the public health, safety and welfare of the public in general and the immediate neighborhood in particular, and may approve the modifications as are necessary to assure that the Site Plan complies with the requirements of these regulations. In particular, the Commission will assure that the Site Plan meets the following objectives:

- 51.5.1 **Complete Application.** That the application is complete and includes all material and information required by the Commission under these regulations to reach the findings contained herein.
- 51.5.2 **Conformance with Zoning Regulations.** That the application conforms to all relevant provisions of these regulations.
- 51.5.3 **Town Plan of Development.** That the proposed Site Plan is in general conformance with the intent of the Town Plan of Development, however the Plan of Development will not take precedence over the specific provisions of these Zoning Regulations.
- 51.5.4 **Emergency Services.** That all *buildings, structures, uses*, equipment or material are readily accessible for fire, police and emergency medical services, and are protected against hazards from fire and flood and from other hazards to public safety.
- 51.5.5 **Traffic Access.** That all proposed traffic access ways do not create traffic hazards and are adequate in width, grade, alignment, and visibility; and that the capacity of adjacent and feeder *streets* is adequate to accommodate peak and average traffic volume and any special traffic characteristics of the proposed *use*.



- 51.5.6 **Circulation and Parking.** That adequate off-street parking and loading spaces are provided to prevent on-street congestion, that the interior circulation system is adequately designed and marked to provide safe and convenient movement for both vehicles and pedestrians through the parking area and to all *uses, structures* and parking spaces.
- 51.5.7 **Landscaping and Screening.** That the landscaping of the site complies with the intent and purpose of these regulations, that existing trees are preserved to the maximum extent possible, that parking and service areas are suitably screened and buffered during all seasons of the year from adjacent residential areas and public *streets*, and that creation of impervious surfaces is minimized to protect water quality and maintain the character of the surrounding area.
- 51.5.8 **Lighting.** That glare from the installation of outdoor lighting and illuminated *signs* is properly shielded from the view of adjacent property and public *streets*; keeping with the character of the surrounding area, that intensity of lighting is in keeping with the character of the surrounding area.
- 51.5.9 **Public Health.** That all utility systems are suitably located, adequately designed, and properly installed to serve the proposed *uses*, to protect the property from adverse air, water or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood and that of the town.
- 51.5.10 **Natural and Historical Resources.** That the development of the site will preserve sensitive environmental land features, such as steep slopes, *wetlands*, and large rock outcroppings, and preserve scenic views or historically and archaeologically significant features.
- 51.5.11 **Neighborhood Character.** That the location, size, scale, and overall architectural character of any proposed *use, building or structure*, as well as the nature and intensity of operations involved in or conducted in connection will be in general harmony with the character of the surrounding neighborhood and consistent with the recommendations of the Architectural Review Board), and will not be detrimental to the appropriate and orderly development or *use* of any adjacent land, *building or structure*.

51.6 Contents of Site Plan Submission

Unless waived by the Commission, each application for Site Plan approval will include all information required below. Additional information and reports may be required.

- 51.6.1 **Number of Copies.** The applicant will submit copies of each application for Site Plan approval sufficient for review by the Commission and its staff. Additional copies of Site Plan materials, for review by other agencies or officials, will be provided by the Applicant upon request from the Commission or the Enforcement Officer.
- 51.6.2 **Form.** Formal application for Site Plan approval will be requested on a form provided by the Commission, available from the Enforcement Officer.

51.6.3 **Fee.** The application form will be accompanied by a fee as may be established by the Commission in accordance with State statutes and applicable town ordinances.

51.6.4 The following information will be submitted as part of all applications for Site Plan approval:

A. **Statement of Use.** A written statement, signed by the Applicant, and by the owner if different from the Applicant, describing the nature and extent of the proposed *use* or occupancy in sufficient detail to determine compliance with the *use* provisions of these regulations. The written statement will include a declaration as to the nature and extent of the proposed *use* or occupancy; a description of provision for water supply, sewage disposal, solid and liquid waste, drainage and other utilities; the number of persons estimated to occupy or visit the premises on a daily basis; the basis for determining parking and loading requirements, and an estimate of the type of vehicular traffic and number of vehicles generated on a daily basis and at peak hour; and disclosure of any toxic or hazardous substances used, stored or processed in connection with the proposed *use* or occupancy.

B. **Maps.** All maps will be drawn on one or more sheets measuring 24" x 36". If more than one sheet is required, each sheet will be sequentially numbered, and an index of all supporting detail map sheets will be included on the first sheet. For more efficient presentation, any information required in Section 51.6.4(2) may be combined on plan sheets, if the information is presented in a clear and understandable manner. All prints of maps and plans will be clear, legible, and bound along the left side with required identifying data on each sheet. To the extent practical, north arrows will be consistent from one map to the other. Maps will be dated, and revision dates will be shown if plans are updated or revise during the review process.

1. **Location Map** – An accurate map at a scale of one inch equals one thousand feet (1"=1,000') will be submitted showing the subject property and all property and *streets* within one thousand feet (1000') of any part of the subject property, including all *lots* and *lot* lines, all zoning *district* boundaries and all existing *streets* and roads. The location map may be included on the Site Plan (the location map may be derived from the Town's base map.)

2. **Site Development Plans** – Site development plans will include a Class A-2 survey of the property and all improvements, prepared by a land surveyor registered in the State of Connecticut.

All site development plans will be prepared, signed and sealed with a live seal by a professional engineer, architect or landscape architect as appropriate, licensed to practice in the State of Connecticut, who is responsible for the information and design. All plans which include the design of roads, detailed drainage systems, sanitary sewer systems and water systems will be prepared, signed and sealed by a licensed professional engineer.

Site development plans will be prepared at a scale of not more than one inch equal to fifty feet (1"=50'), or other appropriate scale as authorized by the Commission, and will indicate the following information, where appropriate. At



the discretion of the Commission or its agent, site development plans will include a minimum of four (4) points and their Connecticut State Plane Coordinate Grid System locations (NAD83) distributed on the perimeter of the property.

a. **General Information**

- (1) Name and address of the Applicant and owner of record and all adjoining property owners as listed on the Town tax roles;
- (2) Date, north arrow, and numerical and graphical scale on each map;
- (3) A brief written description of the proposed *use* or *uses*;
- (4) A table or chart indicating existing zoning and the proposed number or amount and types of *uses*, *lot area*, *lot width along building lines*, *setbacks*, *building height*, *building/structure coverage*, *gross floor area*, *total lot coverage*, parking spaces and landscaping, as they relate to the requirements of the zoning regulations;
- (5) The words, “Approved by the Old Saybrook Zoning Commission”, with designated places for the title and signature of the Commission and the date.

b. **The Property**

- (1) Boundaries of the property;
- (2) Location, width, and purpose of all existing and proposed easements and rights-of-way on the property;
- (3) Existing and proposed contours at intervals of two feet (2') or less, or equivalent ground elevations, based on datum satisfactory to the Commission, including identification of a bench mark at the site;
- (4) Location of all existing wooded areas, *watercourses*, *wetlands*, rock outcrops, and other significant physical features; and where appropriate, mean high water line, *wetlands* boundary, *Special Flood Hazard Areas*, and channel encroachment lines.

c. **Buildings and Uses**

- (1) Location, design and *height* of all existing and proposed *buildings*, *signs*, *fences* and walls;
- (2) Architectural elevations and floor plans for all *buildings*; architectural plans will 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 will include exterior elevation drawings, generalized floor plans and perspective drawings.

- (3) Location of all existing and proposed *uses* and facilities not requiring a *building*, such as tennis courts, light standards, tanks, *fences*, transformers, dumpsters, and the like;
 - (4) Location and design of all existing and proposed *uses* not requiring a *structure*;
 - (5) Demonstration that proper provision is made for access and *use* by physically handicapped persons, including walks and ramps of suitable width and grade, inclined curb approaches or curbs cut flush with parking areas, reserved parking spaces and ground level *building* entrances.
- d. **Off-Street Parking and Loading, Access and Circulation**
 - (1) Location, arrangement, and dimensions of all existing and proposed paved areas, including automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps;
 - (2) Location, arrangement and dimensions of loading and unloading areas;
 - (3) Location and dimensions of pedestrian walkways, entrances, exits and walks;
 - (4) All off-street parking and loading, access and circulation will meet the requirements of these regulations.
- e. **Landscaping, Screening, and Buffer Areas**
 - (1) Percentage, size, arrangement, *uses*, and dimensions of *open space* on the site;
 - (2) Location and design of all required buffer strips and screening, interior landscaped areas; plant materials, fencing, screening devices, decorative paving or other materials proposed;
 - (3) Location of existing trees with a trunk caliper of more than six inches (6"), except in densely wooded areas where the foliage line will be indicated;
 - (4) All landscaping, screening and buffer areas will meet the requirements these regulations.
- f. **Signs and Lighting**
 - (1) Location, size, *height* orientation, and plans of all existing and proposed *signs* and outdoor lighting.
- g. **Utilities and Drainage**
 - (1) Location and design of all existing and proposed sanitary subsurface sewage disposal systems, storm water drainage, water supply facilities, and refuse collection areas, including provisions for recycling, as well as other underground and above ground utilities.



- (2) Storm water drainage system details, including location, size, and elevations of all catch basins, dry wells, pipes, culverts, drainage swales, detention or retention basins and other features.

h. **Sedimentation and Erosion Control Measures**

- (1) Location and design of all proposed sedimentation control measures;

i. **Other Information as Appropriate.** In addition to other requirements of this section, other plans and reports may be required under these regulations, including, but not limited to:

- (1) Coastal Site Plan;
- (2) Special requirements for flood hazard areas;
- (3) Erosion and sedimentation control plan, when the disturbed areas of the development are cumulatively more than one-half (1/2) acre;
- (4) A *noncommercial tree cutting plan*, if the proposed development is located within the *Gateway Conservation Zone*;
- (5) Any permits required from any State or Federal agencies;
- (6) Riparian Access Plan for accessing the waterfront;
- (7) **Non-Commercial Tree Cutting Plan.** For any *lot* in the *Gateway Conservation Zone*, a plan showing the existing mix of tree species, their approximate *height*, age and density; a description of the cutting or removal activities to be undertaken; and any other information necessary and reasonably required;
- (8) Any other information the Commission deems necessary to determine conformity with the intent of these regulations.

51.6.5 **Additional Site Plan Submission Requirements.** The Commission may require that written reports be prepared and submitted as part of any Site Plan submission. Reports which may be required include reports on sewage disposal, water supply, fire protection measures, management of stormwater runoff, traffic generation, storage of hazardous materials, protection of significant archeological sites, or any other aspect of existing and proposed development as the Commission may deem necessary to determine conformance with the intent of these regulations.

A. The following written reports may be required by the Commission where appropriate:

1. **Water and Sewer Service.** The Applicant will submit a written report, prepared and sealed by a professional engineer licensed in the State of Connecticut, describing the proposed water supply and method of sewage disposal for the proposed development. The engineer will certify that the proposed water supply and method of sewage disposal comply with all applicable sanitary codes, rules, and regulations. Before submission of the report to the Commission, the Applicant will secure the endorsement of the report by the Connecticut River Area Health District.

- a. **Sewage Disposal** – The report will contain a review of results of any test pits and percolation tests dug on the site, and recommendations for design of on-site sewage disposal. When the site is to be served by public sewers, the Applicant will provide evidence from the Water Pollution Control Authority (WPCA) or its agent that the site can be adequately served by public sewers;
 - b. **Water Supply** – Where public water is available within two hundred feet (200') of the property line of a proposed development site, the Applicant will provide evidence from the Connecticut Water Company that the site can adequately be served by public water. Where public water is not available and cannot be provided, the Commission may require that the Applicant retain the services of a licensed water analyst who will perform the chemical, bacteriological or other analyses or tests as may be required by the Public Health Code of the State of Connecticut. Results of all tests will be submitted to the Connecticut River Area Health District for review and written approval;
2. **Fire Protection** – The Applicant will identify the source of water for fire protection, and will where necessary, after consultation with the fire marshal provide a fire well, fire pond, water tank or other source of adequate water for fire fighting purposes. The design, location, and construction of any water supply for fire fighting purposes must be approved by the Commission. The written report will include evidence that the comments of the Fire Marshal have been solicited and received.
3. **Traffic Generation** – For all new non-residential development, and for residential development proposals when required by the Commission, a written report on the estimated amount and type of vehicular traffic to be generated on a daily basis and at peak hours; the estimated number of persons to occupy or visit the premises on a daily basis, including parking and loading requirements for the proposed *use* or *uses*. For site plans involving thirty (30) or more parking spaces, or for any *use* which, in the judgment of the Commission, may have a significant traffic impact, a traffic impact analysis, prepared by a recognized traffic engineer, will be submitted as part of the application. The traffic report will include a discussion of the plan's compliance with these regulations concerning on-site and off-site traffic impacts.
4. **Stormwater Management** – The Applicant will provide a mapped and written description of all storm drainage measures, prepared by a professional engineer licensed in the State of Connecticut. The written description will identify the method used to calculate runoff, runoff characteristics of the property before and after development, drainage calculations, structural elements of the proposed drainage design, maintenance procedures, safety measures, including fencing and trash racks, proposed landscaping and vegetation measures used to stabilize slopes and bottom surfaces, and proposed ownership of any structural elements. The Applicant will obtain written endorsement of the mapped and written drainage plan from the engineer designated to review the report on behalf of the Commission.



5. **Hazardous Materials and Wastes** – The Applicant will identify any hazardous materials and wastes to be associated with the proposed occupancy and *use* of the property. Hazardous materials and wastes are defined as materials included in Section 3001 of the Federal Resource Conservation and Recovery Act (PCRA), Connecticut Hazardous Waste Regulations, the Federal Hazardous Substance Act, the Toxic Substance Control Act, and other applicable regulations. If these materials or wastes are to be present, then the Applicant will present evidence that all applicable permits and approvals from Federal, State or local authorities have been or are in the process of being obtained. The Applicant will demonstrate that the hazardous materials or wastes will be contained or managed in the manner that the substances will not specifically pollute or degrade natural resources or the surrounding environment.
6. **Staging Plan** – In cases where the Applicant wishes to develop in stages, an overall site and staging plan indicating the ultimate development will be submitted, including the estimated cost of site improvements for each individual stage.
7. **Protection of Significant Historical and Archaeological Sites** – When a site plan submission is made for a site that includes an historic *structure*, or which is adjacent to or nearby a *lot* that includes an historic *structure*, or is located in an historic *district*, or has been identified by the State Historic Preservation Officer or State Archaeologist as historically or architecturally significant, the Applicant will identify on the plans the nature and location of the historic or archaeological resource and will indicate what measures are being taken to protect the resource.

51.7 Commission Action on Site Plan Application

The Commission makes its decision to approve, modify and approve or deny an application for Site Plan approval within the period specified by the Connecticut General Statutes. The Commission states its reason or reasons for its decision on the record. The Commission publishes a notice of its decision in accordance with the Connecticut General Statutes. If the Commission grants approval, then the applicant forwards one (1) mylar and four (4) copies of the approved plan (on which all modifications approved by the Commission as part of its approval are clearly indicated) to the Commission for its endorsement.

51.8 Posting a Bond

The Commission may require, as a condition of Site Plan approval that the Applicant post a bond or other surety to assure conformance with all proposed improvements (excluding buildings) shown on the approved site plan. Should the site developer be unable to complete the required site improvements; the bond will be used by the town to complete work necessary for protection of public health, safety, and welfare. A separate bond may be required for installation of sedimentation and erosion controls, landscaping or other separate aspects of site plan development.

51.9 Appeals

The Commission will give notice of its decision as required by law. The decision of the Commission may be appealed in accordance with the Connecticut General Statutes. The Commission will not endorse the plan until after the time for taking an appeal from the decision has elapsed, or in the event of an appeal promptly upon termination of the appeal by dismissal, withdrawal or judgment in favor of the Applicant.

51.10 Filing the Plan

Following completion of the appeal period or resolution of the appeal in favor of approval and upon receipt of one (1) mylar and four (4) print copies of the approved plan, including any required modifications, and upon receipt of any required bond, the Chairman or Secretary of the Commission will endorse the site plan, and a signed copy of the plan map will be filed with the Enforcement Officer. The Commission may also require the applicant to file a copy of the approved plan in the Office of the Town Clerk.

51.11 Commencement and Completion of Construction

Construction will commence on any site plan in accordance with the final plans within one (1) year of the date of the Commission approval. Any plan not commenced within one (1) year will be invalid, and no *building* permit will be issued until a new site plan is approved. Any site not completed within five (5) years (or other time as may be authorized by the Connecticut General Statutes) of the date of the Commission approval will likewise become null and void, and no Certificate of Occupancy will be issued, except upon the approval of a new site plan. A notice of approval of a site plan will include a statement of the date on which the five-year period (or other authorized period) expires.

51.12 Certificate of Occupancy

No Certificate of Occupancy will be issued by the Building Official until the Commission or its agent has determined that the site has been completed in accordance with the approved site plan and has been issued a final Certificate of Zoning Compliance. No Certificate of Zoning Compliance will be issued until the Commission or its designated agent has received written certification from the project architect, engineer or land surveyor, if one has participated in the preparation of application materials, to the effect that the project has been completed in accordance with the approved plan. If amendments have been approved, “as-built” drawings will be submitted, as well. The Commission or its agent will consider written certification and “as built” drawings, along with any Sections of the site. If the Commission or its agent finds that the project is complete in accordance with the approved plan, issuance of a Certificate of Occupancy will be authorized. If the Commission or its agent finds that the project is incomplete, a Certificate of Occupancy will not be issued.



51.13 Amendments to an Approved Site Plan

51.13.1 **Minor Amendments.** Minor amendments to an approved site plan may be approved by the Commission, provided the amendments do not alter the overall character, quality, density or intensity, uses, amenities, parking or other major features of a site plan as approved. Minor changes will include, but are not limited to, slight relocation of paved areas, utilities, landscaped areas, lighting, and other site features because of unforeseen topographic or other field conditions.

51.13.2 **Major Amendments.** Major amendments will be treated as new applications for site plan approval in accordance with these regulations. Major amendments will include, but are not limited to, any significant alteration in the square footage or location of landscaped areas; any alteration in residential density; any increase in *building floor areas* or *height*, and any other alteration which significantly affects the overall character, quality, density or intensity, *uses*, amenities, parking or other major features of a site plan. The Commission will decide, on cases of question, whether a change will be designated major or minor.



SECTION 52

Special Exception

52.0 [Reserved]

52.1 General

In accordance with the procedures, standards and conditions specified, the Commission may approve a Special Exception in a *district* where the *uses* are permitted. 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 by Special Exception subject to the approval of the Commission are 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 the special characteristics that each use should be considered as an individual case.

52.3 Application

Application for a Special Exception *use* will be submitted in writing to the Enforcement Officer and will be accompanied by an application for Certificate of Zoning Compliance and will 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; sufficient copies will be submitted.
- 52.3.2 **Site Plan.** Sufficient copies of a site plan;
- 52.3.3 **Architectural Plan.** Sufficient copies of architectural plans, which may be in preliminary form;
- 52.3.4 **Soil Erosion & Sediment Control Plan.** Sufficient copies of a Soil Erosion & Sediment Control Plan;
- 52.3.5 **Modification of Submission.** The 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 Paragraph 52.3.2 and 52.3.3 is not necessary to decide on the application and need not be submitted, or
 - B. Determine that the information is deferred for submission and decision at a later date.

52.4 Procedure

Upon receipt, the Land Use Department will transmit the application and accompanying plans and documents to the Commission; and may transmit sufficient copies to any regulatory or advisory body of local, State or Federal government from which the Commission wishes to seek advice and counsel in reaching its decision as staff deems it appropriate. The Commission may request the Applicant to submit the additional information that it deems necessary to decide on the application. The Commission will hold a public hearing on the application, will decide, 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 Commission may approve a Special Exception if it finds that the proposed *use* and the proposed *buildings* and *structures* conform to the General Standards, in addition to any Special Standards for particular *uses*. Approval of an application constitutes 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 Special Exception permit. The Commission may grant for good cause one extension of the period for an additional period not to exceed one (1) year. 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* must conform to the following General Standards:

- 52.6.1 **Character.** The location, type, character and extent of any *use*, *building* or *structure* will be in harmony with and conform to the appropriate and orderly development of the Town and will not hinder or discourage the appropriate development and *use* of adjacent property or impair the value.
- 52.6.2 **Fire Protection.** The nature and location of *use*, *building* or structure will have adequate access to it for fire protection purposes.
- 52.6.3 **Access.** Provision will 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 will 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 will be of sufficient size and adequate dimension to permit conduct of the use and provision of buildings, other structures and facilities in a manner that will not be detrimental to the neighborhood or adjacent property.
- 52.6.5 **Neighborhood.** The site plan and architectural plans will 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 will also conform to the applicable standards of Section 51.
- 52.6.7 **Restricted Business B-3 District.** In the Restricted Business B-3 District, a Special Exception *use* that is to be established by addition to, extension of or alteration of an existing *building* originally designed as a house will preserve the character of the existing *building*, as a house.



SECTION 53

Special Standards for Specific Uses

53.0 [Reserved]

53.1 Standards

The following special standards, conditions, and procedures are applicable to the establishment of these specific uses when permitted in a District.

Accessory Apartment, (mixed use). An accessory apartment (mixed use) is a *dwelling unit* that is accessory and subordinate to a permitted non-residential *use* and is an additional *use* which the Commission may approve by Special Exception.

A maximum of two accessory apartments (mixed use) may be permitted on a lot in the Central Business B-1 Zoning District and the Incentive Housing Zone, Mixed Use Subzone. The location within the Incentive Housing, Mixed Use Subzone is only for purposes of indicating an eligible location and is not subject to the Regulations listed in Section 54 Incentive Housing Zone or Public Act 07-04.

The following standards, conditions, and procedures are applicable to the establishment of all accessory apartments (mixed use):

- A. When two accessory apartments (mixed use) are proposed on a lot, the total s.f. of both apartments will not exceed 50% of the *gross floor area* of the *buildings on a lot*. One apartment will not exceed 800 s.f. of *gross floor area* and the other will not exceed 1,500 s.f. of *gross floor area* not to exceed 2,300 s.f. If only one apartment is proposed, the accessory apartment (mixed use) will not exceed 800 s.f. or 1500 s.f. of *gross floor area*.
- B. Except for an access door, lobby, or hallway, no portion of an accessory apartment (mixed use) will be located on a first *story* will be located facing a street in a manner that disrupts a series of commercial uses (i.e., non-residential uses permitted in the underlying zone) as viewed from a street or other public space. The purpose of this provision is to restrict first story accessory apartments (mixed use) to those areas where commercial uses transition to nearby residential uses located along the street. A door along the street to access second *story* apartments or to a hallway to access rear apartments is to be permitted and is encouraged.
- C. For corner lots, the Commission in its discretion may allow for first *story* accessory apartments (mixed use) facing a street when the location does not break up an existing or planned commercial streetscape.
- D. Any *gross floor area* remaining on any story of the building that is not *used* for accessory apartments (mixed use) must be *used* in accordance with the *uses* permitted in the *underlying district*, or, if vacant, is being actively marketed such uses.

- E. Residential uses shall comply with the provisions of Section 68, specifically Sections 68.1.3 and 68.1.4.
- F. Any Special Exception issued under this Section shall be valid until the following January of each year ending in a five (5) or a zero (0), at which time the owner of the premises will file with the Enforcement Officer an affidavit, and such other evidence as the Enforcement Officer may require, establishing that the accessory apartment (mixed use) continues to comply with the criteria set forth above, the approved plans, and any condition of approval attached to such Special Exception.

Accessory Apartment (residential). An apartment *dwelling unit* that is accessory to a single detached *dwelling* for one (1) family is a *use* subordinate to the *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 the accessory apartment (residential):

- A. The accessory apartment (residential) will be located within, or in an addition to, the single detached *dwelling* and will be provided with a kitchen and complete bathroom, separate from the 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 (residential) is considered to be within the dwelling.
- B. Either the single detached *dwelling* or the accessory apartment (residential) will be occupied by an owner of the premises, except that when the owner is a *non-profit corporation* organized for the purpose of providing housing for low and moderate income individuals and families, and the premises is not operated for profit, then both the single detached *dwelling* and the accessory apartment (residential) may be occupied by non-owners.
- C. The single detached *dwelling* to which the apartment is *accessory* will 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 Planned Residential Development (PRD), as defined in these Regulations, is not eligible to contain an *accessory* apartment (residential).
- D. The single detached *dwelling* will be provided with the number of off-street parking spaces required by these Regulations, and the accessory apartment (residential) will be provided with at least one (1) additional off-street parking space that is usable independently of the spaces required for the *dwelling*.
- E. The single detached *dwelling* will have no less than the minimum square feet of gross *floor area* specified in Paragraph 8.12.1, and the accessory apartment (residential) will have a minimum *floor area* of not less than five hundred (500) square feet. The *gross floor area* of the accessory apartment will not exceed one-third of the total habitable gross floor area of the *dwelling*, or seven hundred fifty (750) square feet, whichever is less. The accessory apartment (residential) is not eligible for *use* as a professional office, a *home occupation* in a *dwelling unit*, or for the renting of rooms.



- F. The single detached *dwelling* containing an accessory apartment will 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 will have only one (1) outside door along the front facade elevation unless two (2) doors existed at the time of a conversion. Stairways to an accessory apartment on floors above the ground floor of the *dwelling* will be located on the side or rear of the *dwelling* and will be fully enclosed.
- G. The application for Certificate of Zoning Compliance will be accompanied by the following:
1. An affidavit of ownership signed by the owner of the premises and affirming the 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;
 2. A certification from the Connecticut River Area Health District 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*;
 3. A plan of the premises as specified in Paragraph 72.2; and
 4. Competent floor plan drawings of the *dwelling* and apartment, and suitable sketches, architectural drawings or photographs sufficient to show the character and extent of exterior *building* and facade construction including any alterations.
- H. Upon receipt of a complete Application for Certificate of Zoning Compliance, the Enforcement Officer will make a report to the Commission at a meeting of the Commission, concerning conformity of the Application and accessory apartment proposal to these Regulations.
- I. Issuance of a Certificate of Zoning Compliance for an apartment *dwelling unit* that is *accessory* to a single detached *dwelling* for one (1) family is conditioned upon the following:
1. In January of each year ending in the numeral five (5) or zero (0), the owner of the premises will file with the 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
 2. 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.

Accessory Use. *Accessory uses* will not include *uses* that are otherwise not permitted or specifically prohibited in the District. In Residence Districts, *accessory uses* will also conform to the following additional standards and conditions:

- A. The *accessory use* will be located on the same *lot* with the *use* to which it is *accessory*.
- B. *Accessory uses* may include a *boat* landing, and dock to accommodate no more than two (2) *boats*.
- C. *Accessory uses* may include off-street parking spaces and private garages, except in connection with a farm or a Special Exception *use*, there will be no more than one (1) commercial vehicle parked on any *lot*, and the vehicle will not exceed one and one-half (1 1/2) ton capacity.
- D. No part of a *lot* located in any of the Residence Districts will be used for access to a *use* not permitted in the District.

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

- A. **Specific Concerns** – An *adult entertainment business*, as defined in Section 9, Definitions, may be approved as a Special Exception *use* in a Business B-4 District only, provided the following standards and criteria are met in addition to the standards, criteria, and conditions stated elsewhere in Section 52.7.15:
 - 1. No *lot* containing the *adult entertainment business* will be located within two hundred fifty feet (250') of a district which, pursuant to these regulations and the Zoning Map of the Town of Old Saybrook is classified AAA, AA-1, AA-2, AA-3, A, B, B-1, B-2, B-3, I, MC or SP Districts.
 - 2. No *lot* containing the *adult entertainment business* will be located within one thousand feet (1,000') of an adjacent municipality.
 - 3. No *lot* containing the *adult entertainment business* will be established within one thousand feet (1,000') of another business.
 - 4. No *lot* containing the *adult entertainment business* will be located within one thousand feet (1,000') of the property line of any public, private or parochia school, day-care center, library, park, playground or other recreational facility, whether commercial or non-profit, or any other area where numbers of minors regularly travel or congregate, in any *zone*. Nor will any the business be located within one thousand feet (1,000') of the property line of any church, convent, monastery, synagogue or other similar place of worship, or cemetery.
 - 5. For purposes of this section, distances will be measured in a straight line, without regard to intervening *structures* or objects, from the nearest portion of the *lot* containing or proposing to contain an *adult entertainment business use* to the nearest boundary of the *uses* specified above.



6. In businesses where the adult entertainment section accounts for less than ten percent (10%) of a business stock in trade, display space, or floor space, the adult entertainment section of the business will be secluded from the principle section of the business in a manner acceptable to the Commission.
 7. No accessory apartment or apartments or other *dwelling units* will be permitted on the premises of an *adult entertainment business*.
 8. In accordance with C.G.S. §8-6, these regulations (Section 52.7.15, inclusive) will not be varied by the Zoning Board of Appeals to permit an *adult entertainment business*.
- B. **Application Procedure** – Application for a permit for an adult entertainment business will be made to the Commission in accordance with Sections 34, 51, and 52.7.15, demonstrating compliance with these sections.
- C. **Required Renewal** – Renewal of *adult entertainment businesses* is required in January of each calendar year and will conform to the following standards:
1. Purchasers of *buildings* that have had Special Exception *uses* for *adult entertainment businesses* who want to continue the Special Exception *use* will obtain a Certificate of Zoning Compliance and demonstrate that all conditions prerequisite to obtaining the relevant permit have been met prior to the continued operation of the *adult entertainment business*.
 2. Any renewal will be referred to the Commission for consideration. The Commission, in its sole discretion, may require a new application and a demonstration of compliance with all conditions necessary for a Special Exception *use* before the continued operation of the *adult entertainment business*.

Amusement Device. No more than two (2) *amusement devices* are permitted for *use* by the public on a fee basis 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.

Animals, Domestic. The keeping of five (5) or fewer dogs or cats is permitted on any *lot* as of right and does not require a Certificate of Zoning Compliance. Dogs or cats under twelve (12) weeks of age will not be counted towards this limit.

See also **Farm; Kennel; Livery or Boarding Stable; Livestock or Poultry.**

Automotive Use. A motor vehicle service station, and the additional automotive *uses* specified in Paragraph 34.2.1 and 32.3.2, will conform to the following special standards:

- A. No *building* or *structure* used for a motor vehicle service station or other automotive *use*, and no land used for the purposes, will extend within one hundred feet (100') from a residential district boundary line. In addition, no motor vehicle service station or other automotive *uses* will have any entrance or exit for motor vehicles at the *street line* within a radius of five hundred feet (500') of any entrance or exit at the *street line* of any public or private school grounds, library, church or other place of worship, park, playground or institution for sick, dependent or children under sixteen (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* will be located within less than twenty-five feet (25') of any *street line* or property line or within a radius of one thousand feet (1,000') of any pump or device on any other *lot*.
- C. There will 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 32.3.1 and 32.3.2, in the Business B-2 District, and *outside storage areas* as set forth in Paragraph
- E. below, no more than five (5) undamaged motor vehicles awaiting repair will be stored or parked out of doors.
- E. More than five (5) vehicles, including damaged vehicles, may be stored or parked outdoors if located in an enclosed *outside storage area*. Said *outside storage areas* will be enclosed by *buildings* 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*, but will be allowed necessary access drives.
- F. The requirements of this section 52.7.18 will be in addition to, not in lieu of, the requirements set forth in C.G.S. §14-54, §14-67i, and §14-321.

Bed and Breakfast Transient Lodging. A *bed and breakfast transient lodging use* consists of a room or rooms for overnight accommodation of visitors in a *dwelling*, including service of breakfast to the visitors, and the *use* is subject to the following special standards:

- A. The *dwelling* will be located on a *lot* in the Residence AA-2 or A Districts or the Central Business B-1, Shopping Center Business B-2, Restricted Business B-3 or Gateway Business B-4 Districts.
- B. The owner of the *dwelling* will reside on the premises, and the premises will be the principal place of residence of the owner.
- C. The *dwelling* will have a minimum *gross floor area* of two thousand square feet (2,000 s.f.) and will be found to be capable of accommodating rooms for transient visitors based on interior arrangement, size, structural condition and mechanical equipment. There will be no more than four (4) the rooms in the *dwelling* and each room will be limited to double occupancy. One (1) full bathroom will be provided for each two (2) rooms for transient visitors. Not less than seven hundred fifty square feet (750 s.f.) of the *dwelling* will be reserved and assigned as the *dwelling unit* for occupancy by the owner of the premises.
- D. The *use*, including any modification or additions to the *dwelling*, will preserve the architectural style and integrity of the *building* as a *dwelling* and any stairways for access to floors above ground level will be located inside the *dwelling*. In the event that the *dwelling* is an historic *structure*, the *use*, including any modifications to the *dwelling*, will not preclude the structure's continued designation as an historic *structure*.
- E. In addition to off-street parking spaces required for other *uses* on the *lot* one (1) off- street parking space will be provided for each room for transient visitors, and in residence districts, no parking spaces will be located in the area required for *building*



setback from a *street line* and in business districts the parking spaces will be located.

- F. The *dwelling* will be served by public water supply. The sewage disposal system, existing, or as proposed to be modified to serve the proposed *use*, will be approved by the Connecticut River Area Health District. The transient lodging occupancy will be approved by the Fire Marshal.
- G. Occupancy of rooms for transient lodging by any person will not exceed fourteen (14) consecutive days in the ninety-day (90) period commencing with the day of first occupancy. Meals for occupants of the rooms will be limited to breakfast only.
- H. In determining the appropriate number of rooms to be permitted on a *lot* in a Residence District the Commission will be guided by the following:
 - 1. A *dwelling* on a *lot* of at least twenty thousand square feet (20,000 s.f.) may contain no more than two (2) rooms or a *dwelling* on a *lot* of at least thirty thousand square feet (30,000 s.f.) may contain no more than three (3) rooms or a *dwelling* on a *lot* of forty thousand square feet (40,000 s.f.) or more may contain no more than four (4) rooms.
 - 2. The Commission may modify the above *lot area* standards to allow for more or fewer rooms based upon, but not limited to, factors such as the size and shape of the *lot*, the more distant or closer proximity of a *dwelling* on other *lots* and across the *street* and the provision for and layout of off-street parking in a manner supporting the residential character of the neighborhood, including screening. In any event, there will be no more than four (4) the rooms in the *dwelling*.
- I. No bed and breakfast transient lodging *use* is permitted in a *dwelling* where rooms are rented as provided in Paragraph 8.7.
- J. In the event of any change in ownership of the *lot* where an approved bed and breakfast *use* is located, the new owner, before continuation of the operation of the *use*, will submit an application for Certificate of Zoning Compliance and the application will be approved and Certificate issued by the Enforcement Officer when the Officer determines that the continued *use* will be in compliance with these regulations and the original Special Exception *use* requirements for the *lot*.

Boarding House. A *building* where lodging with or without meals for no more than three (3) persons are provided to long term (i.e.: non-transient) residents only, for compensation, utilizing one central kitchen facility. A boarding house will be confined to the principal *building* on the *lot*. No more than three (3) rooms will be rented per boarding house.

Club. Golf, tennis, swimming or similar clubs will be located on a *lot* of not less than ten (10) acres, and no *building, structure* or recreation facility established in connection with the *use* will extend within less than one hundred feet (100') of any property or *street line*.

Commercial Kennel or Stable. A commercial *kennel*, livery or boarding stable, or riding academy will be located on a *lot* of not less than five (5) acres. Dogs will be kept in *buildings*, enclosures or runs located not less than one hundred fifty feet (150') from any

property or *street line*. Any *building* in which livestock are kept will be located not less than one hundred feet (100') from any property or *street line*.

Convalescent Home or Hospital. A convalescent home, private hospital or sanitarium, licensed by the State of Connecticut, will conform to the following special standards:

- A. In the Residence AAA or AA-1 District, the *use* will be located on a *lot* having a minimum area of ten (10) acres and there will be no more than one (1) patient bed for each ten thousand square feet (10,000 s.f.) of *lot area*. In the Residence AA-2, A, B or Restricted Business B-3 Districts, the *use* will be located on a *lot* having a minimum area of five (5) acres, and there will be no more than one (1) patient bed for each five thousand square feet (5,000 s.f.) of *lot area*. In the Gateway Business B-4 District, the *use* will be located on a *lot* having a minimum area of ten (10) acres, and there will be no more than one (1) patient bed for each twenty-five hundred square feet (2,500 s.f.) of *lot area*. In the Industrial (I) District, the *use* will be located on a *lot* having a minimum area of fifteen (15) acres and there will be no more than one (1) patient bed for each five thousand square feet (5,000 s.f.) of *lot area*.
- B. No *building or structure* established in connection with the *use* will extend within less than one hundred feet (100') of any property or *street line*.
- C. The *use* will be served by public water supply.
- D. The *use* will comply in all respects to applicable laws and regulations of the State of Connecticut.
- E. The application will be accompanied by a report from the Connecticut River Area Health District attesting to the adequacy of the proposed location, site plan, *buildings*, and facilities for the intended *use*.
- F. The application will be accompanied by a report from the Fire Marshal attesting as to the safety of the proposed location, site plan, *buildings* and facilities.

Conversion of Dwelling. The *dwelling* to be converted to contain two (2) *families* will be a single-family detached *dwelling* for one (1) family and will conform to the following special standards:

- A. Such *dwelling* will have been in existence on January 1, 1944, will contain not less than two thousand square feet (2,000 s.f.) of enclosed floor space, and, upon conversion, neither of the two (2) *dwelling units* will contain less than eight hundred square feet (800 s.f.) of enclosed floor space.
- B. The *dwelling* will be located on a *lot* having a minimum area of twenty-five thousand square feet (25,000 s.f.) if served by public water supply or having a minimum of forty thousand square feet (40,000 s.f.) if not so served.
- C. In making changes to the exterior of the *dwelling*, the appearance and character of a single-family house will be preserved, and no structural changes will be made other than to provide the necessary means of egress for each *dwelling unit*.
- D. Stairways leading to the second and any higher floor will be located within the walls of the *dwelling*.
- E. Sewage disposal facilities will be designed and constructed in accordance with applicable State and Town codes and regulations.



Daycare. *Daycare* will conform to the following special standards:

- A. The *use* will be limited to daytime group care of six (6) or more unrelated children or adults outside their homes including the providers' relatives for compensation on a regular basis not exceeding twelve (12) hours in a twenty-four (24) hour period.

Drive-through Window for Financial Institutions & Pharmacies. In the Business B-1, B-2, and B-4 Districts, a financial institution or a pharmacy licensed by the State of Connecticut may include service to customers in motor vehicles at a *drive-through window* as an *accessory use* within a *building* of not less than two-thousand square feet (2,000 s.f.) by Special Exception Ue. Any *drive-through window* must conform to the following additional standards and conditions:

- A. A *drive-through window* at a pharmacy will only be permitted for the presentment of prescriptions and the pickup of prescription medicines.
- B. The Applicant will demonstrate to the satisfaction of the Commission that provision has been made for the stacking of vehicles in a lane which is separate from the traffic circulation pattern associated with the *use* and its parking area.
- C. The Applicant will demonstrate, to the satisfaction of the Commission, that adequate provision has been made for customers to park and safely enter/exit the *building* without crossing through adjacent lanes of moving traffic or stacking lanes for the *drive-through window* service.
- D. Drive-through vehicle lanes will be located so as to be physically separated from parking lot aisles and *driveway* entrances.
- E. The applicant must plant evergreen or other tree species with similar visual canopy of not less than three (3) inch caliper, at least six feet (6') in *height* for every twenty five feet (25') along the perimeter landscaping area wherever a *drive-through window* is located adjacent to a residential *use*.
- F. There will be no more than one *drive-through window* and one *substation* per *building*. The *substation* will be within twenty-five feet (25') of the *drive-through window*. Any *drive-through window* will be located, whenever possible at the back of a *building* or that portion of the *building* least visible from all public roads. Any *drive-through window* will have no more than two (2) lanes per *building* and for *use* by only (1) business per *building*.
- G. There will be no more than two additional "drive-through" *signs* for directional flow provided that the directional *signs* are no wider than forty-eight inches (48") nor higher than eight inches (8") with the words "Enter" or "Exit" only. No more than two (2) "Open" or "closed" *signs* will be allowed only when directly located above the drive-through lane and will be no wider than forty-eight (48") inches nor higher than eight inches (8"). Advertisements located at *substations* are *signs*.

Domestic Animals. The keeping of five (5) or fewer dogs or cats is permitted on any *lot* as of right and does not require a Certificate of Zoning Compliance. Dogs or cats under twelve (12) weeks of age will not be counted towards this limit.

Dwelling for Elderly or Handicapped Persons. A *dwelling* for elderly or handicapped persons will conform to the following special standards:

- A. The *dwelling* will 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 the *dwelling*. A copy of the articles of incorporation, as well as a copy of a management plan, will be submitted with the application for a Special Exception *use*.
- B. The *dwelling* or *dwelling unit* will be designed and equipped specifically to meet the special needs of elderly or handicapped persons, and each *dwelling unit* will be occupied by at least one (1) person who is either sixty-two (62) years of age or older or is physically handicapped. The management plan will include a provision that a surviving spouse under the age of sixty-two (62) may be permitted to remain in the complex.
- C. The *dwelling* may:
 1. Contain not less than two (2) nor more than eight (8) *dwelling units* or
 2. Consist of one or more clusters of up to six (6) single detached *dwelling*s per cluster for one (1) family. No *dwelling unit* will contain more than two (2) *bedrooms*. Each one-*bedroom dwelling unit* will contain not less than four hundred square feet (400 s.f.) of enclosed floor space and each two-*bedroom dwelling unit* will contain not less than five hundred fifty square feet (550 s.f.) of enclosed floor space. No separate *dwelling unit* will be located above any other *dwelling unit* unless the upper *unit* has at-grade access (principal doorsill not more than twenty-four (24) inches above the grade of the adjoining land).
- D. The *dwelling* will be located on a *lot* having a minimum area of two (2) acres that have an average seepage rate of one (1) inch in ten (10) minutes or less. A *dwelling* will be located on suitable *building* land on the *lot*, and the total number of *dwelling units* will not exceed twelve (12) per acre of land having the above seepage rate. All the *dwelling*s will be served by public water supply.
- E. No *dwelling* or *accessory building* or *structure* will extend within less than twenty-five feet (25') of any *street line* or property line, and no parking spaces or access aisles in connection therewith will extend within twenty-five feet (25') of any *street line* or within fifteen feet (15') of any property line. No *dwelling* will extend within less than fifteen feet (15') 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 *dwelling*s, as well as utility and maintenance *buildings* and facilities necessary for support of the *dwelling*s on the *lot*.

Farm. A farm, including a truck garden, nursery, greenhouse, forestry or the keeping of livestock, will conform to all standards for animals listed in this section. A farm will not include a commercial piggery, and there will be no commercial slaughtering, fertilizer manufacturing, or any commercial reduction of animal matter.



Food and Beverage Concession Service. A food and beverage concession service is an *accessory use*, involving the indoor or outdoor retail sale of food for consumption on the premises, such retail sale *not* being to the general public nor for consumption off the premises, but *accessory* to a *park or playground* operated by the Town of Old Saybrook when said *park* abuts Long Island Sound. A food and beverage concession service may be permitted in any district by Special Exception Use when in accordance with the following standards and conditions:

- A. A food and beverage concession service will not operate when the *park* to which it is *accessory* is not open to the public, and in no event will a *food* and beverage concession service operate for more than six (6) months in any calendar year.
- B. A food and beverage concession service will not obstruct parking, loading, emergency access areas, pedestrian walkways or paths.
- C. A food and beverage concession service will provide service to patrons of the *park* to which it is *accessory*. Signs, advertising, promotion, or other market efforts directed to off-site patrons is prohibited.
- D. A food and beverage concession service will have a maximum floor area of no more than four hundred square feet (400 s.f.) of indoor or otherwise enclosed space. One wheeled cart or one motor vehicle situated on the property for a minimum of four hours per day may be permitted in lieu of a permanent building. No outdoor seating will be provided for this accessory use however *park* benches, picnic tables and other furniture located at the *park* on a year round basis may be used for seating.

Heliport. Any heliport will be a private heliport for non-scheduled periodic landing and takeoff of rotor-craft, will be *accessory* and incidental to another permitted *use* on the *lot* and will conform to the regulations of State and Federal agencies having jurisdiction over aircraft landing and takeoff facilities and *use* of airspace.

Home Occupation in a Dwelling Unit. A *home occupation* in a *dwelling unit* located in a Residence District is an additional *use* or which a Certificate of Zoning Compliance is required. A *home occupation* consists of an activity conducted for gain and will conform to the following standards and conditions:

- A. The person conducting the *home occupation* will reside in the *dwelling unit*, and there will be no more than one (1) non-resident person employed in connection with the occupation.
- B. There will be no evidence outside the *dwelling*, except permitted *signs* and required off-street parking, that the *dwelling* contains a *home occupation*.
- C. The *home occupation* will be confined to but one (1) floor of the *dwelling unit* and not more than twenty-five percent (25%) of the floor will be so used.
- D. No finished consumer goods will be acquired outside the *dwelling unit* for sale in connection with a *home occupation* within the *dwelling unit*.
- E. The *home occupation* and conduct thereof will not impair the residential character of the premises nor impair the reasonable *use*, enjoyment and value of other residential property in the neighborhood.

- F. The application for a Certificate of Zoning Compliance will be signed by the person or persons proposing to conduct the *home occupation* and will be accompanied by a detailed description of the proposed *use*. Each Certificate of Zoning Compliance will automatically terminate when the Applicant no longer resides in the *dwelling unit*.

Hotel Suites in the SP-2 and SP-3 Districts.

- A. A *hotel suite* and *hotel rooms* may be permitted as accessory to and part of a hotel permitted under these regulations. The *hotel suite* and *hotel rooms* may be located within the hotel Building or Buildings.
- B. Section 9.1 of these Regulations notwithstanding, a *hotel suite* or *suites* and *hotel room* or *rooms* may be located in a building or buildings on a separate lot from the hotel provided that a public entrance to said *hotel* is not more than 1000 feet distant from the entrance to the building in which each *hotel suite* and *each hotel room* is located, and provided that all other requirements of this Section are met.
- C. The number of accessory *hotel suites* will be less than 50% of the number of total rooms in the hotel devoted to transient lodging.
- D. The floor area of the accessory *hotel suites* will be less than 50% of the floor area of the total rooms in the hotel devoted to transient lodging.
- E. A *hotel suite* will not be less than 750 square feet, nor exceed 1900 square feet and a *hotel room* will not be less than 250 square feet nor exceed 700 square feet. outside the hotel room or suite that is designed or arranged such that it is for the exclusive use of one or more of the hotel rooms or suites shall be allocated to that hotel suite or room prorata.
- F. In the event a *hotel suite* or *hotel room* is located on a separate lot from the hotel, no more than 24 *hotel suites* or *hotel rooms*, or combination of *hotel suites* and *hotel rooms* may be located on any single lot, and no other hotel facilities will be located on the same separate lot.
- G. No hotel facilities shall be located on the said separate lot for use by the hotel guests other than the occupants of the separate building or buildings on the lot, or for use by the general public.
- H. Within the building or buildings on the separate lot, the Commission may approve a separate entry area and a separate common area which may have kitchen facilities, for the use of the occupants of the building, and not for use by hotel guests other than the occupants of the building, nor for use by the general public . Any such building or buildings, including any entry area and common area, shall not have separate staff, but shall be administered as an accessory part of the hotel as required under Section 37.1.14.
- I. In the event a *hotel suite* or *hotel room* is located on a separate lot from the hotel, there will be two parking spaces per hotel suite and one parking space per *hotel room* located on the same lot. Such parking spaces per *hotel suite* and *hotel room* will be in addition to the parking required for any other uses, principal or accessory, located on such lot.



- J. In the event the *hotel suites* or *hotel rooms* are to be located in an existing dwelling or dwellings having the same or more bedrooms than proposed, which dwelling or dwellings, or the lot on which it is located, is nonconforming to one or more of the requirements of Section 37.2 through 37.5, inclusive, the provisions of 10.7 shall apply.
- K. In the event the *hotel suites* or *hotel rooms* are to be located in an existing building containing more than one dwelling unit, no part of the existing building can be converted to *hotel suites* or *hotel rooms* except under the following condition:
 - 1. Only the first floor dwelling units will be converted to *hotel suites* or *hotel rooms* in the event dwelling units are to remain above the first floor of the building.

Kennel. A *kennel* will be permitted in commercial, residential and industrial District by Special Exception permit for a period not to exceed five (5) years, but may be renewed. A *kennel* will be located on a *lot* of not less than five (5) acres. Dogs and cats located at a *kennel* will be kept in *buildings*, enclosures or runs located not less than one hundred-and-fifty (150') feet from any property or *street line*. A pet store or animal shelter may be permitted as a Special Exception *Use* on a *lot* of less than five (5) acres.

Livery and Boarding Stables. Livery and boarding stables and riding academies will be located on a *lot* of not less than five (5) acres. Any *building* in which livestock are kept will be located not less than one hundred (100') feet from any property or *street line*.

Livestock or Poultry. No livestock will be kept on a *lot* of less than five (5) acres and any *building* in which livestock or poultry are kept will not extend within less than one hundred fifty feet (150') of any property or *street line*, except as follows:

- A. On a *lot* of not less than eighty thousand square feet (80,000 s.f.), one (1) animal unit, consisting of one (1) equine, bovine or llama or up to five (5) sheep or goats, an aggregate of not more than twenty (20) chickens, other poultry or rabbits may be permitted by Special Exception Permit provided that any *building* or shelter in which animals are kept is located not less than seventy feet (70') from any property or *street line*, and there may be one (1) additional animal unit for each forty thousand (40,000) square feet of *lot area* over eighty thousand square feet (80,000 s.f.), up to a maximum of three (3) animal units.
- B. The keeping of five (5) or fewer chickens, poultry or rabbits or combination is permitted on any *lot* if kept in a *building* or enclosure conforming to the *setback* requirements for *buildings* and other *structures* in the district.

Marine Research Laboratory. Any marine research laboratory for the study aquatic and marine environment, ecology and resources, to be located in the MC District, will also conform to the following special standards:

- A. The laboratory activity will 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. Access by *boat* or other vessel to the Sound or River will be of a type, character and extent that is in harmony with and conforming to the appropriate and

orderly *use* of Long Island Sound or the Connecticut River by boating and fishery *uses* permitted in the District.

Motor Vehicle, Unregistered (Residence District). No more than one (1) unregistered motor vehicle will be stored outdoors on any *lot* in a Residence District.

Non-Commercial Communication Equipment. *Antennas* and their support *structure* in residence districts intended for *non-commercial communication* purposes, including television antenna, HAM radio towers and satellite dishes, may be considered customary *accessory uses* subject to the following standards.

- A. *Antennas* and support *structure* for HAM radios will not exceed a *height* of sixty-five feet (65'), including the *height* of the *building* if *building* mounted. (Any inhabited portion of the *building* will not exceed the *height* specified for the district.) *Antennas* and support *structure* located in the *Gateway Conservation Zone*, however, will not exceed thirty-five feet (35').
- B. Satellite and microwave dish *antennas* will not exceed a diameter of three feet (3') and will not extend more than eight feet (8') above the roofline of *building* served.
- C. A *setback* of one (1) foot for each one (1) foot of *height* of the *structure*. Antenna will be maintained from all property lines to provide an adequate fall zone. If mounted on a *building*, then the Commission measures the *height* from the point of attachment to the *building* for determining *setback*.
- D. No *structure* or antenna will be located in the front yard.

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

DISTRICT	PERCENTAGE OF LOT AREA
B-1	25%
B-2	25%
B-3	none permitted
B-4	75%
MC	75%
I-1	25%
SP-2	25%

In addition, any *outside storage* area located in a B-1, B-2, B-4 or I-1 District will be enclosed, except for necessary access *driveways*, by *buildings* 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 the enclosure is not necessary in connection with all or a portion of necessary and reasonable *outside storage* that is an adjunct to retail sales.



Private Country Club. The purpose of this section is to provide standards for the development of well-planned and environmentally sensitive country club facilities, which include golf courses that will enhance Old Saybrook, and to include appropriate and related *accessory uses*:

- A. **Principal Use.** A golf course of at least eighteen (18) holes, being at least six thousand two hundred cubic yards (6,200 yd³) in length measured from the furthest back tee areas and made in a manner customary for calculating golf course length by the United States Golf Association.
- B. **Accessory Uses.** *Private country club* may only include, in addition to at least one (1) golf course as described above:
 1. *Restaurant*, banquet and ballroom facilities, and snack bars with related kitchen and food preparation and storage facilities with or without the sale of alcoholic beverages;
 2. Retail shops with the sales of items associated with the recreational activities of the *Private country club*;
 3. Appropriate office space and meeting rooms for the management of the facility;
 4. No more than two (2) swimming pools, plus one (1) pool not greater than thirty-six inches (36") in depth at the deepest point for use by children;
 5. No more than eight (8) tennis courts and no more than four (4) other courts for outdoor paddle sports;
 6. Health facilities, for *use* only by *Private country club* patrons, that may include health, therapy programs, cardiovascular and strength training equipment, and sports conditioning equipment and appropriate locker room facilities;
 7. Golf practice facilities, including golf training facilities, practice ranges, putting greens and school facilities;
 8. Maintenance, operations and storage *buildings*, including secure containment areas for chemicals necessary to establish and maintain the golf course and storage and maintenance facilities for golf carts;
 9. One (1) apartment for a full-time employee:
 - (a) Must be located on the *Private country club lot* and must be part of clubhouse complex; and
 - (b) Must be set back a minimum of fifty feet (50') from any *street*;
 10. No more than four (4) guest cottages meeting the following criteria:
 - (a) *Use* is limited to the operator of the *Private country club*, *Private country club* members and their guests;
 - (b) Guest stays will not exceed one (1) week;
 - (c) Under no circumstances will the *use* of the guest cottages be offered to any members of the general public for a fee;
 - (d) Guest cottages will be located on the *Private country club lot* and be within one thousand feet (1,000') of the main *building*;

- (e) Guest cottages will not contain more than one thousand square feet (1,000 s.f.) nor more than two (2) *bedrooms*. The interior of the guest cottages may be arranged so that the *bedrooms* may be used independently;
- (f) Guest cottages will not have kitchen or housekeeping facilities, but may have a compact refrigerator or microwave oven for incidental *use*; and
- (g) Guest cottages are to be landscaped so as to be buffered from any single *family dwelling*;

11. Nightclub and cabaret *uses* are prohibited.

C. **Land Requirements.** The *Private country club* will comply with the following requirements:

1. The minimum contiguous acreage of a *Private country club* will be two hundred (200) acres. The acreage will be considered to be contiguous if separated by a *street*. *Accessory uses* will be located on the *Private country club lot*;
2. Clearing for a *Private country club*, including all golf course greens, fairways, tees, practice facilities, *driveway* and parking areas, will not exceed sixty-five percent (65%) of the total land area of the *Private country club lot*;
3. Total impervious surfaces will not exceed six percent (6%) of the total land area of the *Private country club lot*. Golf cart paths will be paved where the grade of the path exceeds five percent (5%) or where the land or slope conditions are such that the Commission determines that the cart path should be paved;
4. No *building* or *structure*, except open shelters for golfers or identification or directional signage, will be constructed within fifty feet (50') of a boundary of the *Private country club lot* or of a *street*. The Commission may reduce this requirement if the applicant demonstrates that no acceptable and workable alternate locations for a particular *building* or *structure* exists on the site;
5. A minimum buffer of one hundred feet (100') of undisturbed vegetation or planted area will be provided along all property lines where the adjacent property is zoned for residential *use* and where the *Private country club* developer does not own the adjacent property at the time of the approval of the *Private country club*, subject to the standards of Section C.7. unless the Commission determines that a buffer is not required or may be reduced. Such determinations will be made on a *lot by lot* basis;
6. A minimum buffer of fifty feet (50') of undisturbed vegetation or planted area will be provided along all other property boundary lines, all streets, and at the entrances to the main *building*; and
7. Where the Commission deems the natural vegetation within any buffer area inadequate, a landscape area will be designed and planted as approved by the Commission. The Commission may determine that a buffer is not required. Such determinations will be made on a *lot-by-lot* basis. All boundary buffer areas are to be maintained by the *Private country club* owners.



- D. **Roadways and Parking Lots.** All roadways and parking *lots* within the *Private country club* are to meet the following standards:
1. All *driveways* and parking *lots* are to be owned by the *Private country club* and are to be maintained by the *Private country club*;
 2. All *driveways* and parking areas are to meet the standards of Section 62 Off-Street Parking and Loading, Access, and Circulation and Section 63 Landscaping, Screening and Buffer Areas; and
 3. The Commission will evaluate the number of parking spaces provided and will determine the number of spaces that need to be paved and the number of spaces that are to be left unpaved. The Commission will base its determination upon on a recommendation from its civil engineer or the Town Planner.
- E. **Lighting.** Lighting for all of the facilities of the *Private country club*, including roadways, *driveways* and all *buildings*, will be the minimum required for safety and access purposes as determined by the Commission. Tennis courts and other courts for outdoor paddle sports will be illuminated no later than 11:00 p.m. The golf course itself and the practice area will not be illuminated.
- F. **Hours of Operation.** Hours of operation will not exceed the following:
1. Golf course and practice area – 6:30 a.m. to 9:00 p.m.;
 2. Maintenance operations – 5:30 a.m. to 7:30 p.m. When the golf course abuts a residential *structure*, maintenance activities within five hundred feet (500') of the residential *structures* will not begin before 7:30 a.m.; and
 3. Tennis courts and other courts for outdoor paddle sports – no later than 11:00 p.m.
- G. **Site Plan and Application.**
1. **Site Plan** – The Special Exception *use* will meet all the standards of these Zoning Regulations and will be accompanied by an Environmental Management Report (EMR) that will be submitted as part of the application and at the same time as the application. This report will address the *Private country club* property and surrounding property upon which the development will have an impact and the surrounding properties that will have an impact on the golf course property. This report will describe the planning and design process, construction methods, and future management of the *Private country club* facilities. The EMR will be prepared, signed and sealed by both a Landscape Architect and a Civil Engineer licensed to practice in the State of Connecticut where appropriate. In the event, there may be any conflict between these provisions and the provisions of other sections of the Regulations, the provisions of this section will be deemed to control. The EMR will be in three (3) volumes: Volume 1 will contain a Site Assessment, Volume 2 will contain the Site Development Plan, and Volume 3 will contain a Site Management Plan;

2. **Site Assessment Plan** – At a minimum, the following information for not only the site itself, but for all of the interrelated natural and manmade systems. The following materials will be presented in both graphic and written format, as determined by the Commission, and will be referred to the Conservation Commission and the Connecticut River Estuary Regional Planning Agency (CRERPA) for review and comment:
 - a. Slope Analysis;
 - b. Soils Analysis;
 - c. Vegetation Inventory;
 - d. Wildlife and Habitat Inventory;
 - e. *Wetlands* and *Watercourse* Resources;
 - f. Public and Private Utilities;
 - g. Cultural and Historic Resources;
 - h. Special Site Features, such as prominent ledge outcroppings and stands of trees;
 - i. Views and Vistas; and
 - j. Traffic Impact Analysis;
3. **Site Development Plan** – will include at a minimum the following information (a key map will be provided):
 - a. **Unbuilt Environment Plan** – that includes a map or aerial photograph of the *Private country club* property showing its pre-development conditions at a sufficient scale (1' = 40') to reveal significant features, such as existing *structures*, foundations, stone walls, prominent trees, ledge outcroppings, *watercourses*, water bodies, roads and trails. Both existing and proposed property boundary lines and infrastructure will be shown on this plan;
 - b. **Overall Development Master Plan** – at a scale of 1" = 40' that defines all phases and future intentions for expansion or new construction proposed for the *Private country club* property. This plan will show the proposed golf course development and specifically delineate where and how prominent features identified in the Unbuilt Environment Plan will be incorporated into the development or altered;
 - c. **Phasing Plan** – which describes the various phasing of the development of the *Private country club*;
 - d. **Construction Sequencing Plan** – that includes a timeline for the entire construction process;
 - e. **Building Floor Plans and Elevations** – for all *structures* to be built on the site;
 - f. **Manufacturers Specifications** – for illumination systems, maintenance/storage facilities, and all hazardous materials handling equipment. The Commission may require product literature or other explanatory materials to be submitted at or prior to the public hearing on the application;



- g. **Golf Course Construction Details** – for the construction of the golf course and other recreation facilities to be included as part of the *Private country club*;
- h. **Stormwater Management Plan** – for the entire *Private country club* development site;
- i. **Wastewater Disposal Plan** – for all permanent and temporary *buildings* and *structures* to be referred to the Water Pollution Control Authority (WPCA) for review and comment;
- j. **Integrated Turf Management Plan** – which includes an Integrated Pest Management Plan, for all golf course and grounds maintenance that emphasizes the minimum *use* of pesticides, herbicides, fungicides and fertilizers;
- k. **Water Use Plan** – for all golf course and facilities *uses*;
- l. **Soil Erosion and Sedimentation Control Plan** – for the entire *Private country club* property, including any phasing of controls, to properly manage the site during construction and site stabilization;
- m. **Revegetation/Landscaping Plan** – for the entire *Private country club* property, including the phasing of revegetation/landscaping, necessary to properly manage the site during construction and site stabilization; and
- n. **Open Space Conservation Plan** – for any portions of the *Private country club* that connect to and are to be permanently reserved as *open space*;
- 4. **Site Management Plan** – will include the following information at a minimum:
 - a. **Groundwater Quality Monitoring Plan** – will show the locations of proposed monitoring wells, the testing frequency and protocol, including the names of the state approved laboratories conducting the testing. This plan will include the names of all the specific chemicals for which testing will be undertaken.
 - b. **Surface Water Quality Monitoring Plan** – will show the locations of all testing stations, the specific tests to be conducted at each location, the levels of water quality and water levels at all *wetlands* and *watercourses* down gradient of the golf course itself and grounds maintenance activities described in the Integrated Turf Management Plan.
 - c. **Habitat/Vegetation Enhancement Monitoring Plan** – will describe how the *Private country club* will monitor the revegetation of the site in accordance with the approved Site Development Plan.
 - d. **Solid Waste Management Plan** – will propose the specific measures that the applicant will install and operate to recycle and dispose of toxic and other solid wastes from all activities on the site.

- e. **Golf Course Operations Plan** – will propose the specific hours of operations and the periods of the year that each activity of the site will be in operation for members or the public.

Professional Office in a Dwelling Unit. A professional office in *dwelling unit* located in a Residence District is an additional *use* for which a Certificate of Zoning Compliance is required. The office will 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 will reside in the *dwelling unit*, and there will be no more than two (2) nonresident persons employed in connection with the office. The *floor area* used for the office will not exceed one third (1/3) of the *gross floor area* of the *dwelling unit*.

Public Utility Substation. A public utility *substations* or telephone equipment *building* located in the Residence B-3 District will conform to the following special standards:

- A. Any *building* in connection with the *use* will have a design that is in harmony with residential architecture in the neighborhood.
- B. Any equipment or utility facilities not located in a *building* will 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*.

Radio Tower. A radio tower for a standard broadcasting radio station must be used in connection with a radio station located completely within the Town of Old Saybrook.

Renting of Rooms. The renting of no more than two (2) 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 will reside in the *dwelling unit*. No *accessory building* will be used for renting of rooms, and there will be no provision for cooking facilities in or available to the rooms, except the principal cooking facilities of the *dwelling unit*.

Residential Life Care Facility.

- A. The *residential life care facility* will consist of a *building* or *buildings* containing *assisted living units*. These will consist of studio, one (1) or two (2) *bedroom* units. These units will be designed and equipped specifically to meet the special needs of elderly persons. Each *assisted living unit* will be occupied by at least one (1) person who is either sixty (60) years of age or older. The management plan required under Paragraph 52.7.13f may include provision that a surviving spouse under the age of sixty (60) may be permitted to remain in the *assisted living unit*.
- B. The *residential life care facility* will provide the following facilities and services for *use* by or benefit of all residents of the facility and their guests:
 - 1. A medical facility which will be equipped to provide medical and other health-related services; common areas will contain a dining room, kitchen, lobby, library, gift shop, beauty salon/barber shop, craft/hobby shop, chapel and health



club. An emergency generator system capable of providing emergency power to both the residential and the medical facility will be provided. A fully equipped physical therapy room available to both residents of the life care *building* and the medical facility will be provided on site. Common services will also include food service, housekeeping assistance, a full-time health counselor, a full-time social director, 24-hour on-site license nursing, a medical director or licensed physician on call 24 hours a day, transportation services, home health care or other medical services, a fully integrated 24-hour security system and fire alarm system with individual unit, as well as full facility alerting capability.

- C. The *residential life care facility* will be located on a *lot* having a minimum of seven (7) contiguous non-wetland acres. The *lot* will have a minimum *frontage* of three hundred feet (300') on a *street* and will be of a shape that a square with a minimum dimension of four hundred feet (400') will fit on the *lot*. The total number of *assisted living units* will not exceed twelve (12) per acre, and the facility will be served by public water supply.
- D. The *residential life care facility building* and *structure* will not exceed the *height* limit of the district. *Assisted living units* may be located above other *assisted living units*. When located outside the *Gateway Conservation Zone*, the *Gross Floor Area* of all *buildings* and other *structures* on the *lot* may be increased to fifty percent (50%) of the *lot area* outside the *zone*.
- E. Each studio *assisted living unit* in the *residential life care facility* will not contain less than four hundred twenty square feet (420 s.f.) of enclosed floor space; each one (1) bedroom *assisted living unit* will not consist of less than five hundred twenty square feet (520 s.f.) of enclosed floor space; and each two (2) *bedroom assisted living unit* will contain not less than seven hundred fifty square feet (750 s.f.) of enclosed floor space. No more than twenty-two percent (22%) of *assisted living units* will be studios.
- F. A management plan specifying the occupancy, facilities, services and administration for the *residential life care facility* will be submitted with the application for Special Exception *use*.

Restaurant, Indoor. An indoor restaurant or other indoor food and beverage service establishment will serve customers only when they are seated at tables or counters. At least seventy-five percent (75%) of the seats at tables or counters will be located within an enclosed *building*. The establishment may provide food take-out service when (a) the service and transfer of food and beverages to customers is located within an enclosed building, (b) the food is intended for consumption off the premises, and (c) the service is clearly incidental to a primary permitted indoor food and beverage service establishment where customers are served only when seated as specified. Where specifically permitted in a district as a Special Exception *Use*, the establishment may also include service to customers at service counters as well as service to customers in motor vehicles at a take-out window.

Restaurant, Outdoor Seating. An indoor *restaurant* or other indoor food and beverage establishment will be permitted to have outdoor seating as an *accessory use* on the property in which the indoor *restaurant* is located. A *restaurant* will be permitted to locate additional exterior seating that totals no more than twenty-five percent (25%) of the approved number of indoor seats. Outdoor seating will be renewed by Certificate of Zoning Compliance on an annual basis by the Commission to insure that pedestrian ways are not obstructed and to ensure the exterior cleanliness of the establishment is maintained.

Roadside Stand. A *roadside stand* will be established only for the display and sale of farm products grown on the premises where the stand is located, will not exceed a maximum *building/structure coverage* of four hundred square feet (400 s.f.), will observe all *setbacks* required for *buildings* and other *structures*, and will be provided with at least one (1) off-street parking space for each fifty square feet (50 s.f.) of *building/structure coverage*.

School. No *building* or *structure* used for any public or private school grounds will be located within a radius of five hundred feet (500') of any entrance or exit at the *street line* of a motor vehicle service station or other automotive *use*.



SECTION 54

Incentive Housing Zone (IHZ)

54.0 Purpose

The Incentive Housing Zone (IHZ) is adopted pursuant to the authority of Public Act 07-4. Its purpose is to encourage affordable housing in both residential and business districts that have the transportation connections, nearby access to amenities and services, and infrastructure necessary to support concentrations of development. The IHZ seeks to avoid sprawl and traffic congestion by encouraging a more vibrant residential component to business or mixed use areas to sustain a lifestyle in which residents can walk or use public transportation to reach jobs, services, and recreational or cultural opportunities. It is a further purpose that the IHZ may enable context-sensitive infill development and adaptive reuse of existing, historic or underutilized buildings or properties in Old Saybrook that may otherwise be lost to progress.

54.1 General

The IHZ is an overlay zone established and approved under this Section, which is an additional class of *zones* in addition to and overlapping a portion or portions of one or more of the *underlying districts*. Except as modified in this Section, the provisions of the *underlying district* will govern.

The total area of any IHZ will not exceed ten percent (10%) of the total land area of the town; the aggregate of all IHZs will not exceed twenty-five percent (25%) of the total land area of the town.

54.1.1 Location Criteria

- A. **State Plan.** No land will be zoned for IHZ unless the zone change is consistent with the State Plan of Conservation and Development, as may be amended from time to time.
- B. **Eligible location.** Any land to be zoned for IHZ will be comprised of the following:
 1. **Transit.** An area near a transit station, including rapid transit, commuter rail, bus terminal, bus shelter, or ferry terminal;
 2. **Concentrated development.** An area of concentrated development the as a commercial center, existing residential or commercial district, or village district established pursuant to Conn. Gen. Stats. §8-2j; or
 3. **Suitable location.** An area that, because of exiting, planned, or proposed infrastructure, transportation access or underutilized facilities or location, is suitable for development as an IHZ.
- C. **Wastewater Management District.** No portion of an IHZ will be located within any portion of the Wastewater Management District (WWMD) as designated by the Town of Old Saybrook and the Connecticut Department of Environmental Protection pursuant to Conn. Gen. Stats. §7-247.

54.1.2 Subzones

The Commission may designate subzones within an overall IHZ in which different types of uses may be permitted, as in the case of a mixed-use *incentive housing development*.

Each IHZ will consist of one or more *subzones*, which may overlay each other as well as the *underlying district*. Within any IHZ, there may be any or all of five (5) subzones, designated as: Single Family SF Subzone, Duplex D Subzone, Townhouse TH Subzone, Multi-family MF Subzone, or Mixed-use MU Subzone.

54.1.3 Incentive Housing Zone

The IHZs are in locations as indicated on the Old Saybrook Zoning Map and described as follows:

A. **Ferry Point.** The Ferry Point IHZ overlays that portion of the Residence A, Marine Commercial MC and Shopping Center Business B-2 Districts delineated on the Zoning Map, and encompasses a Mixed Use MU Subzone as shown on the Zoning Map.

1. **“Ferry Crossing” (Phase I of Ferry Point IHZ).** For the purposes of the Housing for Economic Development Program, “Ferry Crossing” (Phase I of Ferry Point IHZ) overlays property known as Assessor’s Map 45/Lot 3 (45 Ferry Road).

54.2 Approval of IHZ or Subzones

In considering each *subzone*, or any IHZ as a whole, the *Commission* will find that any application for an *incentive housing zone* or *subzone* will comply with the provisions of this Section. In establishing a subzone, the Commission will have the discretion to exclude one or more *uses* that would otherwise be permitted in an *incentive housing development* in that subzone, including *uses* permitted in the *underlying district*, which exclusions, if any, will be stated in the resolution creating or amending the subzone and will become part of the text describing the *incentive housing zone*.

54.2.1 **Application Fees.** The applicant for an IHZ shall pay for the cost of review fees in accordance with Old Saybrook Code of Ordinances Chapter 118 (formerly known as Ordinance 71.)

54.2.2 **Design Standards.** In adopting the design criteria of Article VI the *Commission* has considered design standards that (1) ensure that development is complementary to adjacent or neighboring buildings or structures and consistent with the housing plan provided for in Conn. Gen. Stats. § 8-13p, and to (2) address the scale or proportions of buildings; site coverage; alignment, width or grade of streets or sidewalks; type or location of infrastructure; location of building or garage entrances; off-street parking; protection of significant natural site features; location or design of open spaces; signage; or setbacks or buffering from adjacent properties; etc. provided that the applications of such standards will not unreasonably impair the economic or physical feasibility of constructing housing at the minimum densities and with the required incentive housing restriction set forth in this Section.



- 54.2.3 **Conditions of Approval.** The Commission may waive any standards that would unreasonably impair the economic or physical feasibility of constructing dwellings at minimum densities or with required incentive housing restrictions set forth in this Section.

The Commission will approve an IHZ subject only to conditions necessary to (1) ensure substantial compliance of any proposed development with the requirements of this Section, the design standards of these regulations and, if applicable, the subdivision regulations; or (2) mitigate any extraordinary adverse impacts of *development* on nearby properties.

An application may be denied only on the grounds: (A) the development does not meet the requirements set forth in this Section 54; (B) the applicant failed to submit information or fees required by the regulations and necessary for an adequate and timely review of the design or potential impacts of the development or (C) it is not possible to adequately mitigate significant adverse project impacts on nearby properties by means of conditions acceptable to the applicant.

54.3 Permitted Uses

Prior to the approval of any application for Certificate of Zoning Compliance for any *incentive housing development* that includes any *principal* or *accessory use* permitted under this Section, a Plot Plan or Site Plan, whichever is more suitable as determined by the Enforcement Officer, will be submitted to and approved by the Commission. In considering an *incentive housing development*, the Commission will find that any application for an *incentive housing development* will comply with the provisions of this Section, as well as the Site Plan Objectives and the General Standards for Special Exception Uses.

- 54.3.1 **Single-family SF Subzone.** *Single-family dwelling* for one (1) family, subject to Section 54.12.
- 54.3.2 **Duplex D Subzone.** *Duplex*, subject to Section 54.12.
- 54.3.3 **Townhouse TH Subzone.** *Townhouse dwelling*, subject to Section 54.12.
- 54.3.4 **Multi-family MF Subzone.** *Multi-family dwelling*, subject to Section 54.12.
- 54.3.5 **Mixed-use MU Subzone.** *Single family, duplex, townhouse* or *multi-family* uses or other non-residential *uses* permitted as-of-right or by Special Exception in the *underlying district*, and, in addition, the following by Special Exception:

Bank	Library
Community/Civic center	Medical/Dental office
Convenience store (excluding sale of motor vehicle fuels)	Place of Worship
Daycare	Police/Fire station
Hair care/barber shop/beauty salon	Restaurant
Health club, membership club or outdoor recreation facility	School
Laundry/Dry cleaner	Senior care facility/Convalescent home/Nursing home
Liquor store	Supermarket
	Theater

54.3.6 In All Subzones

- A. Any *principal* or *accessory* use as permitted in the *underlying district* and subject to the requirements and approval procedures as may be applicable to the *uses*.
- B. For any *incentive housing development* in a residential *underlying district*:
 - 1. No non-residential use permitted under this section will be located above the first *story* of any *building*; and
 - 2. The maximum percentage of *gross floor area* for any non-residential use will be twenty-five percent (25%), and the total *gross floor area* of any non-residential use will not exceed three thousand square feet (3,000 s.f.).

54.4 Special Exception Uses

Prior to the approval of any *application* for Certificate of Zoning Compliance for any *incentive housing development* that includes any *principal* or *accessory* use permitted by Special Exception under this Section or that of the *underlying district*, an application for Special Exception use, including a Site Plan, will be submitted to and approved by the Commission.

54.4.1 Mixed Uses

For any *incentive housing development* in a mixed-use subzone, the Commission may allow by Special Exception the inclusion of uses otherwise permitted by Site Plan or Special Exception in the *underlying district* provided that the minimum residential densities are met for the total *incentive housing development*. In any *mixed-use incentive housing development*, at least seventy (70%) percent of the *gross floor area* of the first *story* will be non-residential *uses*.

Bulk requirements for stand-alone non-residential uses in an *incentive housing development* will be in accordance with the requirements of the *underlying district*.

54.5 Location

The *uses* associated with any *incentive housing development* need not be located on contiguous *parcels* but will be part of a single integrated plan, even if phased in construction, and those *parcels* will be separated by not more than fifteen hundred feet (1,500).

Any mix of dwelling types in an *incentive housing development* may be located on the same lot or on different lots; if lots are being subdivided into different *lots*, then approval of an incentive housing development is subject to prior subdivision approval.

54.6 Density, Shape and Frontage

In lieu of provision of a minimum area of buildable land, any *incentive housing development* will be built on *developable land* according to the following requirements:

54.6.1 Minimum Density

Where an *incentive housing development* contains a mix of the above *dwelling* types, the land occupied by non-residential *uses* will be included in the residential density calculation. The residential densities will be calculated by apportioning the total acreage of the *incentive housing development* in the same proportion that each type of housing bears to the total number of dwelling units.



For any *incentive housing development* to be developed in phases, each phase will comply with the minimum residential densities and the incentive housing restrictions set forth in this section.

A. **Private Applicant.** In no event will the density of any *incentive housing development* be less than 1.25 times the density of the underlying residential or mixed-use district:

- | | |
|---------------------------------|-----------------------------------|
| 1. Single family dwelling | 6 <i>dwelling</i> units per acre |
| 2. Duplex or Townhouse dwelling | 10 <i>dwelling</i> units per acre |
| 3. Multi-family dwelling | 20 <i>dwelling</i> units per acre |

B. **Public Applicant.** In the case of an *incentive housing development* proposed by a public applicant, the residential densities will be in accordance with a waiver as may be granted by the Secretary of the Office of Policy & Management in accordance with Conn. Gen. Stats. §8-13n(b)(3).

54.6.3 **Minimum Frontage of Lot**

20 feet or a lesser width as permitted in the *underlying district*.

54.6.4 **Minimum Lot Width along Building Line**

50 feet or a lesser width as permitted in the *underlying district*.

54.7 Height

For *incentive housing developments* within the *Gateway Conservation Zone*, the height restrictions of the *underlying district* will apply.

For *incentive housing developments* outside the *Gateway Conservation Zone*, the following will apply:

54.7.1 For *single-family dwellings* or *duplex*

Maximum Number of Stories	2 1/2 stories
Maximum Height	35 feet

54.7.2 For *townhouse dwellings* in a residential *underlying district* or in a B-3 District

Maximum Number of Stories	2 1/2 stories
Maximum Height	35 feet

54.7.3 For *townhouse dwellings* in a marine or business district, other than a B-3 District

Maximum Number of Stories	3 stories
Maximum Height	38 feet

54.7.4 For *multi-family dwellings* in a residential *underlying district* or in a B-3 District

Maximum Number of Stories	2 1/2 stories
Maximum Height	35 feet

54.7.5 For *multi-family dwellings* in a marine or business district, other than a B-3 District

Maximum Number of Stories	3 stories
Maximum Height	38 feet

54.7.6 For *mixed use buildings*

Maximum Number of Stories

3 1/2 stories

Maximum Height

40 feet

54.7.7 For non-residential uses, the height restrictions of the *underlying district* will apply.

54.8 Setbacks

54.8.1 **From Street Line**

Principal *buildings* or *structures* will be set back from the street line in accordance with the *underlying district*, including the narrow street provisions of these Regulations but only up to a maximum of five feet (5') of additional setback beyond that required in the *underlying district*.

54.8.2 **From Rear Property Line**

A. Where the *underlying district* is a residential or a B-3 district, no less than ten feet (10').

B. Where the *underlying district* is a marine or business district, other than a B-3 District, in accordance with the *underlying district*.

C. For non-residential *uses*, in accordance with the *underlying district*.

54.8.3 **From Other Property Line**

A. Where the *underlying district* is a residential or a B-3 district, no less than ten feet (10').

B. Where the *underlying district* is a marine or business district, other than a B-3 District, in accordance with the *underlying district*.

C. For non-residential *uses*, in accordance with the *underlying district*.

54.8.4 **Projection into Setback Area.** In accordance with the *underlying district*.

54.8.5 **Minor Accessory Buildings or Structures**

A. For residential *uses*, same as for principal *buildings* or *structures*, above.

B. For non-residential *uses*, in accordance with the *underlying district*.

54.9 Building Bulk and Coverage

54.9.1 **Maximum Building/Structure Coverage**

Within the *Gateway Conservation Zone*, in accordance with the *underlying district*.

Outside the *Gateway Conservation Zone*, the following will apply:

A. For residential or B-3 district *underlying district*, same as *underlying district* plus 10%.

B. For non-residential *uses*, in accordance with the *underlying district*.

54.9.2 **Maximum Gross Floor Area.** In accordance with the *underlying district*.



54.10 Open Space

54.10.1 **Purposes.** Land for parks, playgrounds, recreation areas or *open spaces* will be provided and reserved in each *incentive housing development* as deemed necessary and in locations deemed proper by the *Commission*. The land reserved will be of such size, location, shape, topography and general character as to satisfy the needs determined by the *Commission*. The needs may include, but are not limited to the following:

- A. Preservation of natural resources such as, but not limited to, unusual topography, *wetlands*, aquifers, agricultural land, wildlife habitat, visual corridors or vistas;
- B. Retention of natural drainage ways;
- C. Establishment of coherent urban form to break up undifferentiated sprawl patterns, provide edges, focal points or centers to enable people to relate to their surroundings or to integrate or separate various types of uses or activities;
- D. Provision for passive or active recreation;
- E. Enhancement of historic or cultural activities or locations; and
- F. Maintenance of scenic quality, specifically including creation or retention of public views and vistas of the Connecticut River and Long Island Sound.

The reservation of land will conform to any *plan of development* for parks, playgrounds, recreation land, conservation or *open space*.

54.10.2 **Dedication Requirement.** In determining the need for reservation of *open space*, the *Commission* will be guided, but not limited to, a standard of ten percent (10%) of the land area of the *incentive housing development* and a minimum reservation area of one (1) acre. The *Commission* may determine that a lesser area is sufficient to satisfy the need for such *open space* within the *incentive housing development* or that such reservation is not feasible because:

- A. Adequate existing parks, playgrounds, recreation areas or *open space* are available in the neighborhood; or
- B. There is no land in the *incentive housing development* suitable for such reservation.

54.10.3 **Access and Location.** *Open spaces* will be easily accessible and will be situated to preclude grouping of *lots* or *open spaces* in the extremities of the tract. Proper pedestrian and vehicular access will be provided for each such reservation.

54.10.4 **Method of Dedication.** *Open space* areas will be permanently reserved for the designed use by means acceptable to and approved by the *Commission*.

54.10.5 **Condition of Land.** Land reserved for *open space* will not be used for the storage of equipment or the deposit of debris. The land so reserved will not be excavated, filled or regraded, and trees will not be removed, except in accordance with a *grading plan* approved by the *Commission*.

54.11 Incentive Housing Restriction

54.11.1 Private Applicant for Incentive Housing Development

For an *incentive housing development* proposed by a private applicant, at least twenty percent (20%) of the dwelling units will be rented or conveyed subject to an incentive housing restriction requiring that, for at least thirty (30) years after the initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay thirty (30%) or less of their annual income, where the income is less than or equal to eighty (80%) percent or less of the median income. In determining compliance with this paragraph, the Commission will utilize regulations or guidelines published by the Office of Policy & Management, or any other successor agency designated in accordance with Conn. Gen. Stats. §8-13m. 8-13x.

54.11.2 Public Applicant for Incentive Housing Development

For an *incentive housing development* proposed by a public applicant, one hundred percent (100%) of the dwelling units will be rented or conveyed subject to an incentive housing restriction requiring that, for at least thirty (30) years after the initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay thirty (30%) or less of their annual income, where the income is less than or equal to eighty (80%) percent or less of the median income. In determining compliance with this paragraph, the Commission will utilize regulations or guidelines published by the Office of Policy & Management, or any other successor agency designated in accordance with 8-13m. 8-13x.

54.11.3 Submission of Affordability Plan

Each applicant for an *incentive housing development* will provide an affordability plan that will detail the administration, monitoring and enforcement of the dwelling units to be sold or rented at below-market rates as described above. The plan will include proposed deed restrictions or covenants, lease agreements, common interest ownership documents, bylaws, rules and regulations, sample income calculations, and any other information as the Commission may require to establish compliance with this Section and Conn. Gen. Stats. §8-13m. to 8-13x.

54.11.4 Designation of Administering Agency

The applicant will indicate the name, address and other contact information for the agency that will administer the sale or rental of *dwelling* units that are subject to the below-market sale or rental in accordance with this Section.

54.12 Method of Ownership

54.12.1 Dwelling units

Dwelling units may be offered for sale or for rental in individual, public, cooperative or condominium ownership. Documentation as to management, organization and incorporation of applicable ownership associations will be submitted to the *Commission* at the time of filing of the *application* for *incentive housing development*.



54.12.2 Open space

All open space or supporting facilities and systems will be in compliance with applicable law and provide for maintenance, liability, financing or rights of access and use by residents of the *incentive housing development* as is acceptable to the *Commission*. *Open space* areas required will be permanently reserved for the designated use by means acceptable to and approved by the *Commission*, such as, but not limited to:

A. Methods of Open Space Reservation.

1. **Deeded to the Town.** Where *open space* areas are to be conveyed to the *Town*, the *applicant* will convey them at the stage and in the condition agreed upon in connection with the processing and approval of the *subdivision*.
2. **Deeded to a non-profit organization acceptable to the Commission.** Such non-profit organization will be a private non-profit, non-stock corporation that has as its purpose the preservation of *open space* land. The deed to such organization will contain language satisfactory to the *Commission* requiring that the land be held in perpetuity as *open space* land for the use of the public. If *open space* is to be conveyed to a non-profit organization, the *Commission* may require that a copy of the organization's Certificate of Incorporation be submitted for its review. The deed to the organization will contain the provision that in event of the dissolution of the corporation, the property will be conveyed to the *Town*, or subject to the approval of the *Commission*, to another non-profit corporation. The *Commission* will have the right to reject any proposal for the transfer of *open space* land to a private non-profit organization if the *Commission* determines that such conveyance would not be in the best interest of the *Town*.
3. **Held in corporate ownership by owners of lots within the development.** *Open space* may be conveyed by warranty deed to a homeowner's association within the development upon such terms and conditions as specified by the *Commission*. When tracts are conveyed in this manner, a copy of the by-laws of the homeowners association will be submitted as a part of the *application* for the IHZ Development. Membership in such corporation will be mandatory for all *lot* owners within the development. Each deed conveyance to *lot* owners will include the membership stipulation, the beneficial right in use of the open land or all other pertinent restrictions, and will be recorded in the Old Saybrook Land Records. Wording on each deed will state that such open land is reserved for use only as *open space* in perpetuity.
4. **Perpetual easement.** Where the right of use, interest or privilege, short of fee ownership in the *open space* owned by another, is obtained by the *Town* or acceptable non-profit organization, a deed stipulating that the owner transfers *development* rights to, and *open space* or scenic easements over, the land will be required, the fee owner will retain the fee title to the premises and all incidents of fee ownership, except the right to construct any

structure, sign, fence or other improvement, or to alter the contours. Minimum *lot* requirements cannot be satisfied by use of land dedicated to *open space*.

- B. **Conditions of Open Space Conveyance.** Title to the *open space* land will be unencumbered and will be transferred at a time approved by the *Commission*, and in any case, not later than the time at which title to the streets in the development is accepted by the *town*.
- C. **Deed Guarantees.** Regardless of the method employed, the instrument of the *open space* conveyance must include provisions suitable to the *Commission* and its Legal Counsel for guaranteeing the following:
1. Continuity of proper maintenance for those portions of the common *open space* land requiring maintenance;
 2. When appropriate, the availability of funds required for such maintenance; and
 3. Recovering of loss sustained by casualty, condemnation or otherwise.



SECTION 55

Planned Residential Development Zone

55.0 [Reserved]

55.1 General

The *Planned Residential Development* (PRD) Zone is a class of *zone* in addition to and overlapping a portion or portions of the following *districts* as may be established and approved under these regulations.

- A. The Residence A District delineated on the Zoning Map, except for that area known as the “Cornfield Point Association” as follows: Northerly by Maple Avenue and Summerfield Road; Northwesterly by Lot No. 57; Westerly by Lot Nos. 58, 59, 60, and a portion of Indianola Drive; Lot Nos. 13, 11-1, 11-2, and a portion of Sea Breeze Road, and Lot No. 8; Northwesterly by Lot Nos. 8 and 1, and a portion of the Town Beach road; Westerly again by a portion of Town Beach Road and a portion of Lot No. 150; Northerly again by Lot No. 150; Westerly again by Long Island Sound; Southwesterly by Long Island Sound; Southeasterly by Long Island Sound; and Southerly by Long Island Sound; and
- B. That portion of the Residence AA-2 District delineated on the Zoning Map as follows: Easterly by the Connecticut River, Northwesterly and Northerly by the Penn Central Railroad, Westerly by existing Industrial I and Residence A Districts, Southwesterly by existing Marine Commercial MC District and North Cove; and
- C. That portion of the Saybrook Point SP-3 and Residence A Districts delineated on Lot 55 on the Zoning Map of the Town of Old Saybrook, Connecticut, Supplementary Map No. 2, (Saybrook Point) Old Saybrook Zoning Commission.
- D. The Residence C Conservation District.

55.2 Definitions

Planned Residential Development.

- A. One (1) or more *dwelling*s, each containing not more than eight (8) *dwelling units*, or
- B. One or more clusters of single detached *dwelling*s for one *family*,
- C. Areas reserved for other *uses*, as may be allowed in the PRD together with the parking, recreation and *accessory uses* customary with and incidental to, which are limited to the *use* of the residents of the *dwelling units*.

A PRD may be located on a *lot* in an *Open Space* Subdivision, and will be so designated on the subdivision maps and plans. *Open space* areas in the PRD *lot*, however, may be available for *use* by other than residents of the *dwelling units* in the PRD, if approved or required by the Commission.

Age Restricted Development. A type of Planned Residential Development, where at least one occupant of each *dwelling unit* is fifty-five (55) years of age or older, and there is no occupant of any *dwelling unit* under the age of twenty-one (21) years, residing there permanently.

Bedroom. 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 fifty square feet (50 s.f.), will be considered a bedroom.

Den. A room, contained in a *dwelling unit* which is part of an *age restricted development*, which is not a living room, dining room, kitchen, bathroom or a utility storage room having an area of less than fifty square feet (50 s.f.), which is not intended to be, nor may it be, occupied as sleeping quarters.

55.3 Application

Application for a PRD will be submitted in writing to the Enforcement Officer, and, if made in connection with an *Open Space* subdivision, a copy of the application and accompanying documentation will also be submitted to the Planning Commission with the subdivision application. The following will accompany an application for a PRD:

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 of not exceeding two feet (2') based on Mean Sea Level (National Geodetic Vertical Datum of 1929), the boundary of any *tidal wetlands* and *inland wetlands* and any *watercourses*.

55.3.2 **Site Plan.** Six (6) copies of a site plan.

55.3.3 **Architectural Plans.** Six (6) copies of architectural plans and narrative describing and illustrating the architectural elements, character and design standards applicable to the *dwellings* for *buildings*, including single *family dwellings*, landscaping plans and site improvement plans. All of the preceding plans, narrative and other documentation will, as a minimum, will be in accordance with the Special Exception *use* provisions of these regulations.

55.3.4 **Soil Erosion & Sediment Control Plan.** Six (6) copies of a *Soil Erosion & Sediment Control Plan*.

55.3.5 **Water and Sewage Disposal Plans.** A water & sewage disposal plan, prepared and sealed by a professional engineer licensed in the State of Connecticut, describing the proposed water supply and method of sewage disposal for the PRD. The engineer shall certify that the proposed water supply and method of sewage disposal complies with all applicable sanitary codes, rules and regulations.

Where connection to an on-site or off-site central sanitary sewer system is proposed, the system and the connection will meet all the technical and administrative requirements of the Water Pollution Control Authority (WPCA), the Connecticut River Area Health District, and the State of Connecticut. In addition, the applicant will provide evidence



from the Water Pollution Control Authority (WPCA) that it is capable of providing sanitary sewer service to the subject site.

When the applicant proposes to utilize a community sewerage system, as defined in C.G.S. §7-245, a report from the Water Pollution Control Authority (WPCA) indicating that all requirements of C.G.S. §7-246f have been satisfied will be provided. In the event any portion of the community sewer system, or its facilities, are located off-site of the proposed PRD *lot*, the off-site area will be in the same zoning district as the PRD, and the *use* of the system or any of its facilities will be limited to the land, *lots* and *buildings* as will be specifically approved by the Commission. When individual sewage disposal systems are proposed, written evidence will be submitted that the subsurface sewage disposal system proposal is approved by the Connecticut River Area Health District.

The applicant will submit a written report, prepared and sealed by a professional engineer licensed in the State of Connecticut, describing the proposed water supply system for the PRD. The engineer will certify that the proposed water supply complies with all applicable sanitary codes, rules and regulations. If a public water supply is to be used for the PRD, the applicant will submit written evidence of agreement by the Water Company to provide a safe and adequate public water supply. Such water supply system and connection will meet all the technical and administrative requirements of the Connecticut River Area Health District and the State of Connecticut.

In accordance with C.G.S. §8-25a., any development providing water by means of a “water company”, as that term is defined in C.G.S. §16-262m (a) will provide to the Commission a certified copy of a Certificate of Public Convenience and Necessity issued for the development by the Connecticut Department of Public Utility Control. No application for a PRD involving a water company will be deemed completed without the certificate, unless the applicant will provide a resolution of the Board of Selectmen waiving the certificate and agreeing to be responsible for the operation of the subject water company in the event that the company is at any time unable or unwilling to provide adequate service to its consumers.

- 55.3.6 **Protection of Surface and Ground Water Supply.** Pursuant to C.G.S. §8-2, every application for PRD will include an evaluation of the impact of the proposed development upon existing and potential public surface and ground drinking water supplies. Such evaluation will contain, at a minimum:
- A. A statement describing the nature of the *use* of any *buildings* or areas of the site and their method of sewage and waste disposal.
 - B. The nature of any discharges anticipated.
 - C. The nature of any materials to be stored, processed or otherwise present on the site, and the period of time for which and conditions under which the materials will be present on the site.

- D. The nature of the ground or surface waters on and around the site, including any public or private domestic users of the waters, their classification as designated by the Connecticut Department of Environmental Protection Groundwater Classification System, the depth to any groundwater, the nature of the soils surrounding the groundwater and the like.
- E. Measures to be taken by the applicant to control any potential adverse impact on surface and ground drinking water supplies.
- F. Other information which might assist the Commission in determining that the waters will be protected from potential adverse impacts created or increased by the proposed development. Any evaluation will be prepared by a qualified hydrogeologist or other professional who provides qualifications satisfactory to the Commission. The Commission may refer the evaluations to any governmental agency for review and comment.

The information described in subsections D, E and F need only be provided when the information set forth in paragraphs A, B and C indicates the presence of materials or processes which have the potential to adversely impact groundwater.

- 55.3.7 **Management.** Each PRD will be established by means of a legal entity organized and existing under applicable sections of the State statutes that provide for ownership and management of common properties and facilities, for *open space*, and for utility, sewage, and water systems, unless provided by a public entity, (e.g., Connecticut Water Company) and will include provisions for financing and maintenance of the property, facilities, and systems, so as to ensure continuing compliance with the standards and criteria of these regulations. All legal documentation for the entity will be subject to review and approval by the Commission before the approval of any PRD.

55.4 Procedure

Upon receipt, the Enforcement Officer will transmit the application and accompanying plans and documents to the Commission, as well as transmit a copy to the Planning Commission. Within forty-five (45) days after receipt of copy of the application form, plans, and documents, the Planning Commission will report its recommendations to the Commission, stating the reasons. The Commission may request the Applicant to submit:

- A. Sufficient additional copies of maps, plans and documents for review by other agencies; and
- B. Additional information that it deems necessary to decide on the application. The Commission will hold a public hearing on the application will decide and will 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.

No subdivision application for land within a proposed PRD will be filed with the Planning Commission until the PRD is approved by the Commission.



55.5 Approval

After the public hearing, the Commission may approve the PRD if it will find that the development will conform to the standards specified. The approval is subject to conditions as follows:

- 55.5.1 **Details and Specifications.** Approval may be conditioned upon submission of detailed plans and specification for particular elements of the PRD for approval by the Commission. Approval will become effective when the detailed plans and specifications have been approved.
- 55.5.2 **Timing and Staging.** Approval may be conditioned upon completion of the PRD, in accordance with plans as approved, within a period of five (5) years after the effective date of the approval of the PRD as specified by the Commission, provided that:
- A. Extensions of the period may be granted by the Commission for good cause.
 - B. The Commission may require certain infrastructure improvements to be completed prior to the occupancy of *dwelling units* served by the infrastructure improvements. The Commission may also require that the PRD be developed in phases which are limited in terms of time frame (minimum or maximum periods of completion), number of *dwelling units*, or completion of specified infrastructure improvements prior to occupancy of a phase.
 - C. Documents for organization, ownership, and management will be approved, as provided in 55.3.7.
- 55.5.3 **Safeguards.** All PRDs 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 Commission will require the posting of a bond with sufficient surety in favor of the Town to ensure completion of any site work, including landscaping, approved under the PRD.

55.6 Standards

The proposed PRD will conform to all of the requirements of these regulations and will conform to the General Standards of these regulations and to the following Special standards:

- 55.6.1 **Lot Area.** The PRD will be located on a *lot* having a minimum square footage, exclusive of tidal or *inland wetlands* and *watercourses* or land delineated as *Special Flood Hazard Area*, of:
- A. Sixty-nine thousand seven hundred square feet (69,700 s.f.) if located in that portion of the Saybrook Point SP-3 and Residence A Districts (excluding that area known as the “Cornfield Point Association”); or
 - B. Two and one-half (2½) acres within the Residence A District if all the *dwelling*s are within five hundred feet (500') of the Central Business B-1 District, except for *dwelling*s located on a *lot* northwesterly of the Boston Post Road or on a *lot*

within the proposed historic district, shown on the Zoning Map of the Town of Old Saybrook, adopted June 1970, revised to August 2002; or

C. Five (5) acres within any other portion of the Residence A District; or

D. Seven (7) acres within the designated portion of the Residence AA-2 District; or

E. Fifteen (15) acres in the Residence Conservation C District.

For the purposes of this PRD regulation, the required minimum *lot* area may be separated by *open space*, or by a public or private *street*, as part of an integrated Open Space Subdivision plan or other PRD development submitted under this section.

55.6.2 Dwelling Units. The *dwelling*s will be located on suitable *building* land on the *lot*. The total number of *bedrooms* in *dwelling units* on the *lot* in that portion of the Saybrook Point SP-3 and Residence A Districts as designated in Paragraph 55.1 c) will not exceed forty-eight (48) *bedrooms* per each sixty-nine thousand seven hundred square feet (69,700 s.f.) of land area, and in the areas designated in sub-paragraphs a), exclusive of the area known as the “Cornfield Point Association”, and b) of Paragraph 55.1 will not exceed eight (8) per acre or fraction thereof, exclusive of *tidal* or *inland wetlands* and *watercourses* or land delineated as a *Special Flood Hazard Area*.

In the Residence C Conservation District, *dwelling*s will be located on suitable *building* land on the *lot*. The total number of *bedrooms* in *dwelling units* on the *lot* will not exceed eight (8) per acre or fraction thereof, of the *lot* area exclusive of *tidal* or *inland wetlands* and *watercourses* or land delineated as a *Special Flood Hazard Area*.

In an *age restricted development*, the Commission, in addition to the eight (8) *bedrooms* per acre permitted in a PRD may permit up to four (4) dens per acre or fraction thereof, of the *lot* area exclusive of *tidal* or *inland wetlands* and *watercourses* or land delineated as a *Special Flood Hazard Area*. In an *age restricted development*, the following additional standards will apply:

A. No *dwelling unit* will contain more than two (2) *bedrooms* and one (1) den.

B. At least one of the *bedrooms* will be located on the first floor.

C. In calculating the number of *dwelling units* that may be permitted in an *age restricted development*, the rooms permitted to be used as dens will not be considered to increase the number of *dwelling units* permitted per acre.

55.6.3 Dwelling Unit Specifications. In *dwelling*s with more than one *dwelling unit*, each one-bedroom *dwelling unit* will contain not less than eight hundred square feet (800 s.f.) of enclosed floor space, and each *dwelling unit* having two (2) or more *bedrooms* will contain not less than twelve hundred square feet (1,200 s.f.) of enclosed floor space. Each single detached *dwelling* for one (1) *family* will contain not less than nine hundred square feet (900 s.f.) of the enclosed floor space on the ground floor. No separate *dwelling unit* will be located above any other *dwelling unit*, except in a *building* on the *lot* on the effective date of this amendment where the Commission finds that the retention or conversion of the *building* into residential *dwelling units*, particularly a *building* of historic character, is consistent with the size, character and configuration of the *building*.



- 55.6.4 **Setbacks.** In any PRD, no *building* or structure will extend within less than seventy-five feet (75') of any existing *street line* or *property line* of property not owned by the applicant, except that:
- A. For an *age restricted development* within the Residence A District, a *dwelling* containing not more than two (2) *dwelling units*, may extend within not less than twenty five feet (25') of an existing *street line* and not less than fifteen feet (15') of any *property line* of property not owned by the applicant; and
 - B. Where all the *dwellings* in the PRD are located within five hundred feet of the Central Business B-1 District, a *dwelling* containing not more than four (4) *dwelling units*, may extend within not less than twenty-five feet (25') of an existing *street line* and not less than fifteen feet (15') of any *property line* of property not owned by the applicant.
 - C. Residential *buildings* will be clustered to create a sense of neighborhood, while-maintaining adequate separating distance to provide privacy. The size of clusters and the *setback* between *buildings* will be evaluated based on the size, height, and number of *dwelling units* in the *building*. No parking spaces or access aisles in connection therewith will extend within less than twenty-five feet (25') of any existing *street line* or within less than fifteen feet (15') of any *property line* of property not owned by the applicant. No *dwelling* containing more than one (1) *dwelling unit* will extend within five hundred feet (500') of any other Town. *Setbacks* from other *streets* and *property lines*, and separation distances between *dwellings* and clusters of *dwellings* may be required by the Commission to meet the Site Plan Objectives and the General Standards of these regulations.
- 55.6.5 **Coverage, Building or Structure – Gateway Conservation Zone.** If any portion of the property is in the *Gateway Conservation Zone*, that portion will be governed by the land coverage standard for residential districts, established by the Connecticut River Gateway Commission, in accordance with the provisions of C.G.S. §25-102D, or twenty percent (20%), whichever is less.
- 55.6.6 **Utilities.** All electric and telephone utility lines will be located underground. Each *dwelling unit* will be served by public water supply and by a sewage disposal system approved in accordance with these regulations.
- 55.6.7 **Paving and Sidewalks.** All *paved areas*, curbing and sidewalks will be installed in conformity with the standards of the Subdivision Regulations. The placement size, arrangement and *use* of access *driveways* to public or private *streets* will be adequate to serve residents of the *dwellings* and will not hinder safety on existing or proposed *streets*. An access *driveway* serving more than two (2)+ *dwellings* will be at least twenty feet (20') in width at the intersection with a public or private *street* and will remain as a private *driveway*. The Commission may require sidewalks along public or private *streets* in accordance with the standards of the Subdivision Regulations. In areas where the proposed *street* system does not conform to the anticipated pattern of pedestrian circulation, particularly in the area of existing or proposed parks, playgrounds, *open spaces* or non-residential facilities, the Commission may require

the dedication or construction of separate pedestrian walkways or bikeways on public easements no less than fifteen feet (15') in width. Such walkways or bikeways may be in lieu of, or in addition to, sidewalks along *streets*. Bonding will be as specified in Paragraph 55.5.4.

55.6.8 **Method of Ownership.** *Dwelling units* may be for sale or rental in individual, public, cooperative or condominium ownership. Documentation as to management, organization, and incorporation of applicable ownership associations will be submitted to the Commission at the time of filing of the application. All *open space* and supporting facilities and systems will be in compliance with applicable law and provide for maintenance, liability, financing and rights of access and *use* by residents of the PRD acceptable to the Commission. Required *open spaces* will be dedicated in the manner and under the procedures provided for in the Subdivision Regulations.

55.6.9 **Open Space.**

- A. Not less than fifty percent (50%) of the PRD *lot* area will be set aside as *open space* permanently dedicated for preservation, the location and configuration of which will be subject to approval by the Commission. In calculating the area of the preservation *open space* land, areas of a PRD *lot* dedicated to or available for non-municipal active recreational *uses* will be excluded. Such non-municipal active recreational *uses* include, but are not limited to, golf courses, tennis clubs, pool clubs, equestrian facilities, and similar facilities, plus all parking, *driveways*, and *accessory* facilities and areas. Pedestrian trails may be included within the *open space*, and will not be excluded from the calculation. When the PRD *lot* is proposed as a *lot* within an Open Space subdivision pursuant these regulations, such preservation *open space* contained within the PRD will be included in the *open space* calculations applicable to the subdivision.
- B. In Residence A, Residence AA-2 and Saybrook Point SP-3 Districts, the Commission may determine an appropriate set aside for *open space*, not to exceed fifty percent (50%) of the non-*wetlands* portion (*inland wetlands* or *tidal wetlands*) of the *parcel*. In lieu of *open space*, the Commission may accept a fee to be paid by the applicant calculated and administered in accordance with C.G.S. §8-25.

55.6.10 **Supporting Services.** Where there is common property, systems and facilities located in the PRD, such as roads, *driveways*, sewage disposal systems, recreational facilities and *open spaces*, provision will be made for ownership, operation, maintenance and financing by the ownership association on a private basis. Where the size and design of the PRD make it desirable, the Commission may also permit additional non-residential *uses* which provide for the convenient spiritual, retail, institutional, financial and municipal needs of the occupants, including:

- A. Places of worship;
- B. General retail *uses*, personal service *uses*, banks and other financial institutions, professional offices, provided the *gross floor area* of any single *use* in any PRD development will not exceed fifteen hundred square feet (1,500'), and the aggregate *gross floor area* of all *uses* in any PRD development will not exceed forty-five hundred square feet (4,500'); or



- C. *Buildings* or facilities of the Town of Old Saybrook, which may include an *accessory* apartment of not less than seven hundred fifty (750 s.f.) nor more than nine hundred square feet (900 s.f.) of *gross floor area*. At least one occupant will be a person who is employed by or performs services on behalf of the Town of Old Saybrook.

55.6.11 **Bed and Breakfast Transient Lodging Use.** Where the size, location and design of the PRD make it desirable, the Commission may also permit a *bed and breakfast-transient lodging use* as part of a PRD, provided:

- A. The bed and breakfast transient lodging facility is located within five hundred feet (500') of the Central Business District, and;
- B. The bed and breakfast transient lodging facility meets the Special Standards of Section 53, except where the owner or operator of the bed and breakfast transient lodging will reside within the *bed and breakfast transient lodging facility*, and the bed and breakfast premises will be the principal place of residence of the owner or the operator.

A store where goods are sold or service is rendered primarily at retail may also be permitted as accessory to the bed and breakfast transient lodging facility provided that it is located within, attached to or within one hundred feet (100') of the bed and breakfast facility. The gross floor area of the store will not exceed six hundred square feet (600 s.f.) and will meet all parking and signage requirements applicable to retail stores.



SECTION 56

Open Space Subdivisions

56.0 [Reserved]

56.1 General

The Planning Commission may grant a Special Exception, or may require an application for Special Exception, simultaneous with the application for or approval of a subdivision plan under the Subdivision Regulations, to permit or require the establishment of an Open Space Subdivision in the Residence AA-1 District and the Residence AAA District involving permanent reservation of land for *open space* purposes concurrent with reduction of *lot* area and shape requirements applicable to the District. In accordance with these regulations, no subdivision will be approved in the Residence C Conservation District other than as an Open Space Subdivision under this section; provided, however, that the Planning Commission may waive this requirement where the size, shape or character of the property makes it unsuitable for Open Space Subdivision treatment. The Planning Commission will follow the procedures specified, and before granting a Special Exception, will find that the standards and conditions specified have been met and that the Special Exception *use* will accomplish the *open space* purpose set forth in Paragraph 56.2 and will be in harmony with the purpose and intent of the Zoning Regulations.

56.2 Purpose

The Open Space Subdivision Plan will result in permanent reservation of land for providing or supporting one or more of the following:

56.2.1 *Public 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 or other natural resources.*

56.3 Application

Application for a Special Exception for an Open Space Subdivision Plan will be submitted in writing to the Enforcement Officer and will also be accompanied by the following:

56.3.1 **Conceptual Standard Plan.** A conceptual subdivision plan, showing *lots*, roadways and infrastructure improvements meeting the area, shape, *bulk* and other requirements under the Zoning or Subdivision Regulations and conforming to all of the regular provisions of those Regulations. The plan will be prepared by and bear the name, seal and original signature of a land surveyor or engineer, or both, as

required by law and licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut. The plan will contain the following detail:

- A. A Key Map as required by the Subdivision Regulations.
- B. A Boundary Survey Map as required by the Subdivision Regulations.
- C. A Layout Map at a scale of not greater than 1" = 100', which Layout Maps will show the following information to the extent that the information occurs in or is applicable to the particular property:
 - 1. Date, scale, visual scale, north point, town, and state.
 - 2. Existing grading contours at an interval not exceeding five feet (5'), based on field or aerial survey, based on official Federal, State or local benchmarks.
 - 3. Existing significant features, including, but not limited to, *buildings*, *structures*, existing trails, stonewalls, *fences* and dams.
 - 4. Location of all known significant archeological, historic, and natural features. Existing *wetlands* and *watercourses* will be confirmed by *soil* tests and field survey.
 - 5. The areas subject to frequent, periodic or potential flooding; the boundaries of any *Special Flood Hazard Areas* and floodways and the base flood elevation data therefore; the location of the proposed development in relation to local basins and local watershed boundaries.
 - 6. Boundary and classification codes of *soil* types under the National Cooperative Soil Survey of the U.S.D.A. Soil Conservation Service.
 - 7. Perimeter boundary of the property, with dimensions consistent with the Boundary Survey Map, with the approximate location of existing property lines for a distance of two hundred feet (200') from the property.
 - 8. Approximate *street* right of way lines of any *street* abutting or within two hundred feet (200') of the property.
 - 9. The survey relationship of the property to nearby monumented town *streets* or state highways, where practical.
 - 10. *Street* layout with road lengths and spot elevations to demonstrate compliance with road grade requirements.
 - 11. Conceptual proposed *lots* and *lot* numbers, and the approximate square footage or acreage of each *lot* with dimensions and areas demonstrating the capacity to meet the *bulk* and area requirements under the zoning and Subdivision Regulations, including the MABL requirements of the Zoning or Subdivision Regulations, except as modified. Said demonstration may be based upon *soils* type analysis, slope analysis and potential site grading and filling, but will not require the detailed *soils* testing and *soils* characteristics for individual *lots* as provided for under these regulations and the Subdivision Regulations.



- 56.3.2 For a more efficient presentation, any information required under Section 56.3.1 may be combined on plan sheets, provided that the information is presented in a clear and understandable manner, or may be presented in graphic or text form, where appropriate. Six (6) copies of the required materials will be submitted. The Commission may require additional copies of plan and materials.
- 56.3.3 **Preliminary Open Space Plan.** A preliminary Open Space subdivision plan, meeting the requirements of Section 56.3.1 A. through 56.3.1 N., showing the proposed development of the land under an Open Space Subdivision Plan; sufficient copies of the foregoing required materials will be submitted. The Commission may require additional copies of plan and materials.
- 56.3.4 **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 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 and sewage disposal.

56.4 Initial Procedure

Upon receipt, the Enforcement Officer will transmit the application form and accompanying plans and documents to the Planning Commission, as well as transmit a copy to the Zoning Commission. The Planning Commission may request the Applicant to submit the additional information that the Commission deems necessary to make a reasonable decision on the application. The Planning Commission will review the Conceptual Standard Plan and, by resolution, determine the number of *lots* that constitute a reasonable subdivision of the land conforming to these regulations and the Subdivision Regulations (hereafter “total *lots*”). The total *lots* so determined will constitute the maximum number of *lots* within the land proposed for Open Space Subdivision. In the event any *lot* or *lots* within the land proposed for Open Space Subdivision are proposed as a PRD, then the total *lots* will be the maximum number of *dwelling units* within the land proposed for subdivision, including the land included within any PRD. The Planning Commission will hold a public hearing on the application, decide, 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 it finds that the purposes specified in Paragraph 56.2 will be accomplished, that the standards specified in Paragraph 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 will constitute preliminary approval and will authorize the Applicant to submit a final Open Space Subdivision Plan.

56.5 Approval

Within three (3) years after preliminary approval of the application by the Planning Commission under Paragraph 56.4, the Applicant will 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. An extension of the period for submission not to exceed more than a total of two (2) additional years may be granted to the Commission for good cause. The said three (3) year filing deadline for submission of the final plans for the Open Space Subdivision shall be tolled until the termination of all appeals of any applications for permits from any local state or federal agency having jurisdiction over the activities required for the implementation of the preliminary Open Space Subdivision Plan approved by the Planning Commission. Specifically included are appeals of any decision of the Old Saybrook Inland Wetlands and Watercourses Commission seeking approval of regulated activities required under the preliminary approval of the Open Space Subdivision Plan. In no event, however, shall the deadline for submission of the final plans for the Open Space Subdivision be extended, by tolling or otherwise, beyond ten (10) years from the preliminary approval of the application by the Planning Commission under Paragraph 56.4.

56.6 Standards

The Open Space Subdivision Plan will conform to the Subdivision Regulations:

- 56.6.1 **Acreage.** The area covered by the application, excluding existing *streets*, will consist of not less than twenty-five (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 fifty percent (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* and *dwelling units* shown on the final subdivision map specified in Paragraph 56.5 will not exceed the total *lots* approved by the Planning Commission under Paragraph 56.4. Any *lot* that is proposed for PRD development will be so designated on the subdivision maps and plans and will specify the maximum number of *dwelling units* to be located.
- 56.6.3 **Lot Area, Shape, and Frontage.** Each single *family building lot* will meet the following requirements:

Minimum Lot Area.

- | | | |
|----|-----------------------------------|--------------------|
| A. | Served by public water supply | 15,000 square feet |
| B. | Not served by public water supply | 20,000 square feet |

Minimum Dimension of Square.

- | | | |
|----|-----------------------------------|----------|
| A. | Served by public water supply | 75 feet |
| B. | Not served by public water supply | 100 feet |

- | | |
|--------------------------|---------|
| Minimum Frontage. | 20 feet |
|--------------------------|---------|



Minimum Width along Building Line. 75 feet

Height.

- | | | |
|----|---------------------------|------------|
| A. | Maximum Number of Stories | 2½ stories |
| B. | Maximum Height | 35 feet |

Setbacks.

- | | | |
|----|---------------------------|---------|
| A. | From Street Line. | 20 feet |
| B. | From Rear Property Line. | 15 feet |
| C. | From Other Property Line. | 15 feet |

Projection into Setback Area. 3 feet

Minor Accessory Building or Structure.

- | | | |
|----|---|---------|
| A. | From Longest Street Line of Corner <i>lot</i> | 35 feet |
| B. | From Rear Property Line | 10 feet |
| C. | From Other Property Line | 10 feet |

Building Bulk and Coverage.

- | | | |
|----|--|-----|
| A. | Maximum <i>Building/Storage Coverage</i> . | 20% |
| B. | Within <i>Gateway Conservation Zone</i> | 15% |

Maximum Gross Floor Area. 40%

- 56.6.4 **Water Supply and Sewage Disposal Plans.** Each *lot* in the AA-1 District will be served by public water supply. Each *lot* in the Residence C Conservation District less than sixty thousand square feet (60,000 s.f.) in area or containing more than one dwelling unit as authorized by Section 55, PRD, will be served by a public water supply. *Lots* in the Residence AAA District are not required to be served by a public water supply, so long as they demonstrate adequate water service.

Where connection to an on-site or off-site central sanitary sewer system is proposed, the system and the connection will meet all the technical and administrative requirements of the Water Pollution Control Authority (WPCA), the Connecticut River Area Health District, and the State of Connecticut. In addition, the applicant will provide evidence from the Water Pollution Control Authority (WPCA) that it is capable of providing sanitary sewer service to the subject site.

If the applicant proposes to utilize a community sewerage system, as defined in C.G.S. §7-245, a report from the Water Pollution Control Authority (WPCA) indicating that all requirements of C.G.S. §7-246f have been satisfied will be provided. Where a community sewage disposal system is proposed, no detailed *soils* testing and *soils* characteristics for individual *lots* provided for under Section 7.2.1e of the Regulations and Section 5.2.1(f) of the Subdivision Regulations will be required.

If individual sewage disposal systems are proposed, written evidence will be submitted that the subsurface sewage disposal system proposal is approved by the Connecticut River Area Health District, and compliance with Section 7.2.1e of the Zoning Regulations and Section 5.2.1(f) of the Subdivision Regulations will be required.

- 56.6.5 **Area of Open Space Land.** For Open Space subdivisions in the AA-1 District, the area of *open space* land shown on the final subdivision approval map will not be less than sixteen thousand square feet (16,000 s.f) times the number of total *lots* shown on the conceptual standard plan accepted by the Planning Commission under Par. 56.4. For Open Space Subdivisions in the Residence C District and Residence AAA Districts, the area of *open space* land shown on the final subdivision approval map will not be less than fifty percent (50%) of the total acreage of the subdivision. In calculating the area of *open space* land, areas of a *lot*, including a PRD *lot*, dedicated to or available for non-municipal active recreational *uses* will be excluded. Such non- municipal active recreational *uses* include, but are not limited to, golf courses, tennis clubs, pool clubs, equestrian facilities, and similar facilities, plus all parking, *driveways*, and *accessory* facilities and areas.
- 56.6.6 **Open Space Land.** Each Open Space Subdivision Plan will result in permanent preservation of land for one or more purposes specified in Paragraph 56.2. The provision for *open space* land will conform to the following standards:
- A. The specific purpose or purposes for which *open space* land is retained and preserved will be subject to the approval of the Planning Commission.
 - B. The open space land will 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 will be shown on the subdivision map and will be labeled in a manner approved by the Planning Commission, specifying the approved general open space purpose, and indicating that the land is subject to the Special Exception use, will not be further subdivided and is permanently reserved for open space purposes.
 - D. Provision will be made for retention and preservation of the land by means of ownership, operation, and maintenance suitable to support the open space purpose approved by the Planning Commission. The means will be subject to the approval of the Planning Commission and will include:
 1. Recording the restrictive covenants that support the *open space* purpose on the Old Saybrook Land Records and
 2. 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 the other entity that is organized and empowered to own, operate and maintain land for the *open space* purpose approved by the Planning Commission.
 - E. The Planning Commission may require that any *open space* will be accessible, in whole or in part, to the public. The Planning Commission may permit the *open space* to be located on a *parcel* that is not contiguous to the Open Space Subdivision, if at least one (1) of the following criteria is met:



1. The *open space parcel* and the subdivision *lots* are located in the same drainage watershed;
 2. The *open space parcel* and the subdivision *lots* are located so as to be accessible by the same arterial highway as indicated on the Plan of Conservation & Development; or
 3. The *open space parcel* and the subdivision *lots* are located such that preservation of the *open space* will provide a benefit to the future residents of the subdivision in terms of recreational opportunities, density reductions on the *open space parcel* which balance the increased density within the subdivision.
- F. In evaluating compliance with the intended purposes of the *open space* plan, the Planning Commission may take into consideration whether the plan meets one or more of the following criteria, as the same may be applicable:
1. Protects and preserves all floodplains, *wetlands*, and steep slopes from clearing, grading, filling or construction (except as may be approved by the Planning Commission for essential infrastructure or active or passive recreation amenities).
 2. Preserves and maintains mature woodlands, existing fields, pastures, meadows, orchards, and wildlife corridors, and creates sufficient buffer areas to minimize conflicts between residential and agricultural *uses*.
 3. Minimizes disturbance of prime agricultural *soils*.
 4. Maintains or creates an upland buffer of natural native species vegetation adjacent to *wetlands* and *watercourses*.
 5. Designs around existing hedgerows and tree lines between fields or meadows, and minimizes impacts on large woodlands (greater than five acres), especially those containing many mature trees or a significant wildlife habitat, or those not degraded by invasive vines.
 6. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public thoroughfares.
 7. Avoids setting new construction on prominent hilltops or ridges, by taking advantage of lower topographic features.
 8. Protects wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U. S. Environmental Protection Agency or by the Connecticut Department of Environmental Protection.
 9. Designs around and preserves sites of historic, archeological or cultural value, and their environs, insofar as needed to safeguard the character of the feature, including stone walls, spring houses, barn foundations, cellar holes, earthworks and burial grounds.
 10. Protects rural roadside character and improves public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads.

11. Landscape common areas (such as community greens), cul-de-sac islands, and both sides of new *streets* with native species shade trees and flowering shrubs with high wildlife conservation value.
12. Provides active recreational areas in suitable locations that offer convenient access by residents and adequate screening from nearby house *lots*.
13. Includes a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood *open space* system.
14. Provides *open space* that is reasonably contiguous.

56.6.7 **Permitted Uses.** Each *building lot* shown on an approved Open Space Subdivision Plan will be used for one or more of the following *uses*:

- A. In District AAA, the *uses* listed in Paragraph 21.1.1, 21.1.2, 21.1.3, 21.1.4, 21.1.7 and 21.1.8;
- B. In District AA-1, the *uses* listed in Paragraph 22.1.1, 22.1.2, 22.1.3, 22.1.4, 22.1.7 and 22.1.8;
- C. In the Residence C Conservation District, for one or more of the *uses* listed in Paragraph 27.1.1 through 27.1.10, 27.2.1 through 27.2.14; and
- D. In a PRD approved under Section 55, and no other, except as provided in Section 55.6.9 in a PRD.
- E. The *open space* land preserved under an Open Space Subdivision Plan will be used only for the purposes set forth under Paragraph 56.2 and approved by the Planning Commission, and no *building* or *structure* will be established in connection with the purposes unless approval of a Special Exception is secured from the Commission, in accordance with the provisions of Section 52, as consistent with and in support of the approved *open space* purpose.

56.6.8 **Phases.** The area covered by an Open Space Subdivision Plan may be submitted for final approval in phases, if any land to be reserved for *open space* is so reserved in the first phase.

56.6.9 **Conflicting Provisions.** In the event of any conflict between the provisions of Section 56 and any other provisions of these regulations, the provisions of Section 56 will control.

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

57.0 **[Reserved]**



SECTION 58

Gateway Conservation Zone

58.0 Purpose

To preserve the unique scenic, ecological, scientific or historic values that the lower Connecticut River possesses; to prevent deterioration of the scenic quality of the lower Connecticut River valley for the enjoyment of present and future generations of Connecticut citizens; and to encourage development and use of property within the Gateway Conservation Zone that is consistent with this purpose.

58.1 General

The Lower Connecticut River *Gateway Conservation Zone* is a class of *zone* in addition to and overlapping one or more of the other *districts*. The boundaries of the “*Gateway Conservation Zone*” encompass all areas adjacent to the Connecticut River as shown on the Zoning Map of the Town of Old Saybrook. In the event that any *lot* or *parcel* is partially within the *Gateway Conservation Zone*, then the Commission considers the entire *lot* or *parcel* as within the *zone*. The requirements of this section are in addition to all other requirements of these regulations and do not substitute for any permits or obligations, such as requirements for *setbacks*, or the need to obtain approval of a Special Exception for specific *uses* within each *district*. Any *use*, activity, *building*, *structure* or improvement, including those allowed by a floating *zone* eligible to be established and approved in the underlying District, is bound by the prevailing standards of the *Gateway Conservation District*.

58.2 Riparian Buffer Area

Within the *Gateway Conservation Zone*, the Commission establishes a *riparian buffer area* of one hundred feet (100') measured in a horizontal plane, from any point of the *high tide line* of the Connecticut River, its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary. The most landward setback of these distances is utilized to determine the *riparian buffer area*.

Within the *riparian buffer area*, the Commission prohibits removal, cutting or destruction of trees, shrubs or other native, non-invasive vegetation, except in conjunction with a non-commercial tree-cutting plan; the destruction of wildlife or its habitat; the application of pesticides or herbicides; or any other activity or *use* that is or has the potential for being detrimental to drainage, flood control, water quality, *erosion* control, *soil* conservation, wildlife or the land and water areas in their natural condition.

Before commencement of site work on any property in the *Gateway Conservation Zone* that contains or is adjacent to a *riparian buffer area*, the property owner arranges for a licensed Land Surveyor to locate the boundaries of the *riparian buffer area* with oak stakes, labeled “*Riparian buffer area*” with waterproof ink and tied with red flags at each change of boundary direction and at every one hundred foot (100') interval on straight-aways. The stakes remain in place until after completion of construction when the property owner installs permanent markers in the same manner.

- 58.2.1 No person will clear land within the *riparian buffer area* for development, including, but not limited to: surface re-grading, stormwater drainage *structures*, construction of retention walls, construction of principal or *accessory structures*, *driveway* construction, sewage disposal areas, lawns or gardens.
- A. Exception for lots with a total lot area of twelve-thousand, five hundred square feet (12,500 s.f.) or less:
- If the applicant can demonstrate that there is no feasible or prudent alternative for the location of a sewage disposal area, drainage or utilities within the one hundred (100) foot *riparian buffer area*, the applicant will be permitted to install these amenities within the *riparian buffer area* if they are located fifty-one to one hundred feet (51'–100') from any point of the high tide line of the Connecticut River or its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary, whichever is located most landward. The applicant must demonstrate that installation activities will (1) consist of the minimal amount of clearing, grading and general riparian buffer disruption, (2) will not be visible from the Connecticut River or its tributaries and (3) will not be detrimental to the environment. The applicant must submit a landscape plan for planting and stabilization of the disrupted area for approval consistent with Section 58.8.9 of these regulations.
- 58.2.2 No person will create clear-cut openings, and owners of property will maintain a well-distributed stand of trees or other vegetation, including existing ground cover. Cleared openings legally in existence on the effective date of these regulations may be maintained but not enlarged; fields, which have reverted primarily to shrubs, trees or other woody vegetation, are regulated under the provisions of this section. No person will remove existing understory vegetation less than four feet (4') from the natural elevation of the ground nor disturb the treed canopy higher than twenty feet (20') from the natural elevation of the ground, except to provide for a footpath or other permitted *uses*.
- 58.2.3 There will be no tree cutting, except to remove safety hazards from diseased, storm-damaged, unsafe or dead trees without approval by the Enforcement Officer or Tree Warden or by a written report of a public or consulting forester stating an official determination as to the necessity to remove trees due to a deteriorated condition. Any resulting openings will be replanted with native tree species unless there exists natural "new tree" growth.
- 58.2.4 A footpath not to exceed five feet (5') in width is permitted so long as it does not create a cleared line-of-sight from the water through the *riparian buffer area*.
- 58.2.5 Stairs or similar *structures* may be allowed with a permit from the enforcement officer to provide shoreline access in areas of steep slopes or unstable soils, provided that the *structure* is limited to a maximum of five feet (5') in width and does not extend waterward of or over the *high tide line* of the Connecticut River or its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary or the upland edge of a *wetlands*, whichever is located most landward, if the applicant demonstrates that no reasonable access alternative exists on the property.



58.3 Developed Areas

Within the *Gateway Conservation Zone*, the Applicant will depict on a site plan where *developed areas* exist on a site for the purposes of determining where to conserve a *riparian buffer area*. The Commission considers the *developed area* as any development, including paving, bulkheads, rip-rap or other structural stabilization methods or materials, clearing or construction activities, that makes the retention or replacement of vegetation within *riparian buffer area* impractical, infeasible or undesirable. If part of the *riparian buffer area* is developed, then the Commission considers the remainder as undeveloped.

In the *developed areas*, property owners must maintain trees or shrubs immediately adjacent to the water to avoid *erosion* and to enhance the scenic quality of the river scene. An existing lawn is not a *developed area*. The Commission considers every portion of the *riparian buffer area* on its own merits even within the confines of a single *lot* or *parcel*.

58.4 Permitted Uses & Activities

The *uses* or improvements permitted in an underlying *district* remain permitted within the *Gateway Conservation Zone*.

- 58.4.1 **Non-commercial tree cutting (visible from Connecticut River).** The Commission does not require a permit to cut trees that are not visible from the Connecticut River. For trees visible from the Connecticut River, the Commission designates the Tree Warden to issue permits for the cutting of trees, and no *commercial tree cutting* occurs in the absence of the issuance of a permit. In the event of the unavailability of the Tree Warden, the Enforcement Officer acts as the authority for the issuance of this permit. Either agent of the Commission grants a permit upon approval of a *Non-Commercial Tree Cutting Plan*.

58.5 Special Exception Uses

The *uses* or improvements permitted in an underlying *district* remain permitted within the *Gateway Conservation Zone*. The construction, reconstruction, enlargement or *structural alteration* of all principal or *accessory structures* relating to any of the following *uses* requires approval as a Special Exception *use*:

- 58.5.1 **Single detached dwelling for one (1) family** in excess of thirty-five hundred square feet (3,500 s.f.) of combined *Gross Floor Area* (*Gateway Conservation Zone*).
- 58.5.2 **Dwelling containing two (2) dwelling units** in excess of thirty-five hundred square feet (3,500 s.f.) of combined *Gross Floor Area* (*Gateway Conservation Zone*).
- 58.5.3 **Shoreline flood & erosion control structure.**

Exemption. The Commission does not require approval of a *use* as a Special Exception for residential *structures* over thirty-five hundred square feet (3,500 s.f.) in total area under this section if the applicant demonstrates that the proposed *structure* or *structures* will not be visible from the Connecticut River. Demonstration that a *structure* will not be visible from the Connecticut River consists of an area topographic map showing that there is intervening ground at an elevation at least thirty-five feet (35') above ground elevation of the proposed *structure*.

58.6 Setback (Gateway Conservation Zone)

Within the *Gateway Conservation Zone*, the Commission prohibits construction or alteration of any *building* within less than one hundred feet (100'), measured in a horizontal plane, from any point of the *high tide line* of the Connecticut River or any of its tributaries or its associated *wetlands* or to the most landward extent of the *tidal wetlands* boundary, whichever is located most landward.

58.6.1 **Exception.** The Commission may permit by Special Exception the following *uses*, other than for human occupancy or *non-commercial communication equipment*, within the *setback* for the *Gateway Conservation Zone*:

- A. *Shoreline flood & erosion control structure*, if the Commission finds consistency with the policies and standards of the Connecticut Coastal Management Act.
- B. A dock, wharf, slip basin or similar landing facility for pleasure *boats* and excursion *boats* serving the public, expressly excluding vessels engaged in commercial fishery or shellfishery.
- C. A dock, wharf, slip basin or similar landing facility for fishery and shellfishery business, including as an *accessory use* of the business a store or market for the sale of fish, shellfish and other related food products, or the commercial *bulk* processing of fish and shellfish.
- D. Establishments for the sale, repair 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.
- E. A sail loft or ship chandlery, including the retail sale of marine equipment, engines and provisions for *boats*.
- F. Public walkways, parks, and fishing piers.
- G. Storage of *boats* when *accessory* and subordinate to a permitted *use*.

58.7 Height (Gateway Conservation Zone)

Within the *Gateway Conservation Zone*, no *building* or other *structure* will be constructed, reconstructed, enlarged, extended, moved or structurally altered in a manner so as to exceed a maximum *height* of thirty-five feet (35') as calculated by the definition of *Height (Gateway Conservation Zone)* or any Special Exception *use* regarding calculation of maximum *height* from a new finished grade. The Commission will make a specific finding as to how it calculates *height* for the purposes of a particular Special Exception *use*.

Any architectural feature exceeding thirty-five feet (35') is prohibited in this *zone*, except when in connection with the granting of a Special Exception *use*, the Commission may approve also the construction, reconstruction, enlargement, extension, movement or *structural alteration* of a spire, *cupola*, weathervane, tower, flagpole or other similar architectural feature, occupying not more than ten percent (10%) of the *building* footprint and not designed for human occupancy, to a reasonable or necessary *height*. The Commission will make a specific finding that the architectural feature will not have a significant visual impact on the natural and traditional riverway scene.



58.8 Considerations for Decision

Within the *Gateway Conservation Zone*, the Commission or its agent approves a *use*, activity, *building*, *structure* or improvement only upon demonstration by the applicant that it meets the following general standards:

- 58.8.1 The proposed design preserves or enhances significant natural features and maintains or restores the natural and traditional character of the riverway scene.
- 58.8.2 Site development maintains the essential natural characteristics of the site, such as major landforms, natural vegetative or wildlife communities, hydrologic features, scenic qualities, or *open space*, that contribute to the sense of place along the Connecticut River, its tributaries or *wetlands*.
- 58.8.3 *Structures* adapt to the existing terrain rather than the earth altered to create a platformed development site.
- 58.8.4 Minimized disturbance to existing topographic forms and grading or excavation does not result in *soil erosion* or silting of lower slopes.
- 58.8.5 *Structures* facing the Connecticut River located below the crest of hillsides to maintain a clear sense of the hillside brow in its natural coordination as seen from the River.
- 58.8.6 Vertical elements of *structures* do not disrupt the natural silhouette of the hillside (e.g. sloped angle of a roof pitch at or below the angle of the natural hillside or manufactured slope).
- 58.8.7 Mass of *building* forms broken apart, varied or scaled to the actual environmental setting to avoid excessive forms that fail to enhance the hillside character (e.g. large roof areas broken up to approximate natural slopes).
- 58.8.8 Dark-colored roof treatments, which reduce visual impact of the *structure* on the landscape, and rooftop treatment designed to avoid monotony of materials, forms or colors.
- 58.8.9 Preservation of the existing natural vegetation where possible and new landscaping that is compatible with the existing natural vegetation to maintain or enhance the scenic character of the visual buffering between all development and the Connecticut River, its tributaries or *wetlands*.
- 58.8.10 Cut or fill slopes with curved configurations to reflect the forms or shapes of surrounding topography as closely as possible. Avoidance of abrupt angular intersections of manufactured and natural slopes faces.
- 58.8.11 *Shoreline flood & erosion* control *structures* minimized to the greatest extent possible.



SECTION 59

Coastal Area Management Zone

59.0 [Reserved]

59.1 General

In accordance with the provisions of C.G.S. §22a-105 through 22a-109, 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 C.G.S. §22a-94 and as delineated on the Coastal Boundary map for the Town of Old Saybrook, will be accompanied by a Coastal Site Plan.

Information required by the Act concerning a Coastal Site Plan is in addition to and may be combined with the application submission requirements of these regulations. Coastal site plans will be drawn at a scale of not less than fifty feet (50') to the inch. The Act assigns to the Commission the responsibility to approve, modify and approve or deny the Coastal Site Plan under the criteria of the Act, provided however that the responsibility rests with the Planning Commission, as specified, for Special Exceptions for Open Space Subdivision.

The Act assigns to the Commission the responsibility to approve, modify and approve or deny the Coastal Site Plan under the criteria of the Act, provided however that the responsibility rests with the Planning Commission as specified for Special Exceptions for Open Space Subdivisions.

59.2 Exemptions

The following exemptions from coastal site plan review requirements may apply to:

- Site plans submitted to the Commission in accordance with C.G.S. §22a-109.
- Applications for a Special Exception *use* submitted to the Planning Commission in accordance with C.G.S. §8-2 of these regulations.
- Applications for a variance submitted to the Zoning Board of Appeals in accordance with C.G.S. §8-6(3) and these regulations; except that a *use* variance will not be exempt from coastal site plan review.
- A referral of a proposed municipal project to the Planning Commission in accordance with C.G.S. §8-24.

The Commission exempts the following *uses* from coastal site plan review:

- 59.2.1 Gardening, grazing and the harvesting of crops are exempt from Coastal Site Plan approval requirements under the authority of C.G.S. §22a-109(b);
- 59.2.2 Activities conducted for the specific purpose of conserving or preserving *soil*, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources;

- 59.2.3 Construction of a single detached *dwelling* for one (1) *family* when conforming in all respects to these regulations and when located one hundred feet (100') or more from *tidal wetlands*, coastal bluffs and escarpments and beaches and dunes;
- 59.2.4 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 the other minor *structures* as will not substantially alter the natural character of coastal resources or restrict access along the public beach;
- 59.2.5 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
- 59.2.6 Minor additions to or modifications of existing *buildings* or detached *accessory buildings*, such as garages and utility sheds;
- 59.2.7 Interior modifications to *buildings*; or
- 59.2.8 Minor changes in *use* of a *building*, *structure* or property, except those changes occurring on property adjacent to or abutting coastal waters.
- 59.2.9 Elevation of a residential *structure* located in a *Special Flood Hazard Area* above the base flood elevation to bring the *structure* in compliance with the Flood Plain Management Ordinance of the Town of Old Saybrook when the *structure* is located 100 feet or more from the following coastal resource areas, tidal wetlands, high tide line, coastal bluffs and escarpments and beaches and dunes.

PREAMBLE

Article VI as Design Standards

Purpose

These design standards present verifiable or measurable directives based on the “big picture” of comprehensive planning – combining principles of smart growth, new urbanism and green building. The goal of these design standards is to guide applicants and to give decision-makers the tools to assess and modify plans for development in order to sustain that which exemplifies the best of Old Saybrook.

Authority

Both American and Connecticut law has long recognized the importance of design standards in protecting property values, preserving our natural resources, and protecting the environment. Connecticut General Statute §8-2 authorizes the adoption of zoning regulations that “promote health and the general welfare;” that “provide adequate light and air;” that “such regulations shall be made with reasonable consideration of the character of the [zoning] 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; that “such regulations may be made with reasonable consideration for the protection of historic factors;” and that “such regulations may also encourage energy-efficient patterns of development . . . and energy conservation.”

Our courts have upheld visual appearance as a substantial governmental interest that would justify the regulation of signs, *Burns v. Barrett*, 212 Conn. 176, 182, cert. den. 493 U.S. 1003 (1989). They have upheld aesthetics as one criteria, among others, for regulating uses of land and the appearance of structures, *Murphy, Inc. v. Town of Westport*, 131 Conn. 292, 297 (1944); *Town of Farmington v. Viacom Broadcasting, Inc.* 10 Conn. App. 190, 196, cert. Den. 203 Conn. 808. Protection of views and vistas was upheld in *Glendenning v. Conservation Commission of Fairfield*, 12 Conn. App. 47, 55-56, appeal dismissed 205 Conn. 802 (1987); as well as design considerations in subdivisions, *Carlson v. Fisher*, 18 Conn. App. 488 (1989), *Smith v. Greenwich Zoning Board of Appeals*, 227 Conn. 71 (1993). Protecting the character of a community was upheld in *Central Bank For Savings v. Planning and Zoning Commission of Cromwell*, 13 Conn. App. 448, 456 (1988).

These design regulations seek to implement these powers in order to preserve Old Saybrook's unique history and character as a coastal New England community founded in 1635, to protect its natural resources, and to encourage energy efficient development.

Reduce the potential for conflict and delay – apply thoughtful application of the design standards and a well-detailed, sensitive design with quality materials to create a project that is compatible with the neighborhood character.

The United States Supreme Court said it well in the case of *Berman v. Parker*, 348 US 26, 33 (1954), “It is within the legislative power to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.” This was cited with favor in *Schad v. Borough of Mt. Ephraim*, 452 U.S. 61, 76 (1981), “The Borough of Mt. Ephraim did nothing more than employ traditional police power to provide a setting of tranquility.”

Conflict. Because some of the Design Standards may conflict, and certain standards may not apply to a project, it is necessary to identify the particular issues related to a project to use this document effectively.

With regard to a particular application, the Commission will designate which design standard will have priority where standards are inconsistent or conflict with each other. *With approval of the Commission*, an applicant may substitute different measures to achieve comparable objectives to the requirements stated in the regulations.

The Commission need not impose any of the requirements of this section where topography, existing structures or other physical features or characteristics of the site, or established patterns of development in the immediate vicinity of the site make the imposition of a requirement not conducive to achieving the stated purposes.

Organization

The Design Standards of the Zoning Regulations are organized in sections about specific elements of design. The elements of design flow in a logical hierarchy, such as from large-scale neighborhood character issues to small-scale building details.

Central question. Each section of the Design Standards begins with a series of questions from the Commission or Board to ascertain whether the proposed development satisfactorily meets more particular objectives that follow the question.

- ☐ Can the applicant affirmatively answer the questions central to the design standards?
- ☐ Can the Commission verify the quality of the project’s design?
- ☐ Can the applicant meet the measurable regulations that follow?



Verifiable criteria. These *qualitative* criteria are set aside in the outside column of each page. These Design Standards are a series of suggestions intended to be verifiable in making any as-of-right use a better development but should be considered directive commands in the design of any development for which the Commission has discretionary authority in deciding upon a Special Exception use.

Photograph. Photographs used are to illustrate the text and provide positive examples of elements of design that are both local and in character with Old Saybrook.

Each photograph is not necessarily the best example of the accompanying Design Standard, and it is not a binding regulation; therefore, may be swapped out from time-to-time as more favorable examples are built in Old Saybrook or elsewhere.

Measurable criteria. These *quantitative* criteria follow the traditional numbered format of the Zoning Regulations in the center column of each page. These Design Standards provide measurable standards by which an element of design will be evaluated. Minimum or maximum requirements are the edge of a range, and the Commission has the authority to require more or less, respectively, regardless of whether the development is permitted as-of-right or by Special Exception.

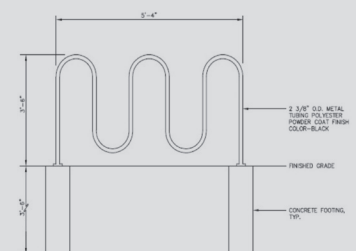
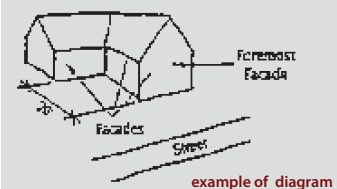
Diagram. Similarly, a diagram is used to illustrate a concept or provide a detail in miniature for the purpose of promoting comprehension.

Detail. The Commission or any other agency with authority to uphold the Zoning Regulations in the course of its work (e.g. the Planning Commission cannot approve a subdivision of land that conflicts with the Zoning Regulations) may specify standard “detail” drawings to be included as a part of its approval of a plan for development.

Applicability

The Design Standards of **ARTICLE VI** apply to any as-of-right single-family residential use on a lot where marked by an asterisk (*), except the provisions of **Section 68 Neighborhood Pattern & Building Design**, which do not apply to single-family residential use.

Avoid mistaking the more qualitative, yet often verifiable, Design Standards in this column as merely suggestive.



example of standard detail

ARTICLE VI

TOWN-WIDE DESIGN STANDARDS

SECTION 61 **Performance, Maintenance and Operations**

- 61.0 **Purpose**
- 61.1 **General**
- 61.2 **Smoke, Gases, or Fumes**
- 61.3 **Noise**
- 61.4 **Vibration**
- 61.5 **Odors**
- 61.6 **Glare or Heat**
- 61.7 **Refuse or Pollution**
- 61.8 **Danger**
- 61.9 **Radio Interference**
- 61.10 **Energy Efficiency**

SECTION 62 **Access, Circulation, Parking and Loading**

- 62.0 **Purpose**
- 62.1 **Obligation**
- 62.2 **Access To or From the Site**
- 62.3 **On-site Circulation**
- 62.4 **Parking of Automobiles**

SECTION 63 **Landscaping, Screening, and Buffering**

- 63.0 **Purpose**
- 63.1 **Minimum Landscape Area**
- 63.2 **General Obligation**
- 63.3 **Front Landscaped Areas**
- 63.4 **Perimeter Buffers**
- 63.5 **Interior Landscaping**
- 63.6 **Fences, Walls and Visibility**
- 63.7 **Screening**

SECTION 64 **Signs** [Omitted]

SECTION 65 **Excavation and Grading** [Omitted]

SECTION 66 **Trailers** [Omitted]

SECTION 67 **Soil Erosion and Sediment Control** [Omitted]

SECTION 68 **Building Design**

- 68.0 **Purpose**
- 68.1 **Neighborhood Pattern**
- 68.2 **Building Design**

Performance, Maintenance and Operations

61.0 Purpose

The purpose of performance standards is to establish certain nuisance factors that, 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 use of land, buildings, and other structures, wherever located, will be established and conducted to conform to the performance standards specified.

61.1 General

The Enforcement Officer will not issue a Certificate of Zoning Compliance unless the proposed *use* of land, *building* and other *structures* will be established and conducted in accordance with the performance standards and with the standards stated in other relevant Town, codes, ordinances or regulations, whichever is the more restrictive.

The performance standards specified will be of continuing application. The Enforcement Officer is authorized to evaluate and take measurements to determine compliance.

61.2 Smoke, Gas or Fumes

☐ Does the project protect the air quality of the community?

No dust, dirt, fly ash, smoke, gas or fumes will 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.

61.2.1 Air Pollution

In addition, no smoke or particulate matter will be so emitted to have opacity greater than Ringleman #2 for more than five (5) minutes any twelve-hour (12) period.

Open Burning

Chapter 99 of the *Town Code* requires a permit from the Municipal Open Burning Official to burn an open fire.

Noise

Chapter 152 of the Town Code authorizes the Department of Public Services to enforce noise levels occurring from 10:00 P.M. to 7 A.M. Monday through Saturday and 10:00 P.M. to 9:00 A.M. on Sundays.

Install sound containment or noise reduction structures to decrease sound levels when proposing a use that may generate noise.

Consider adopting a waste removal plan to prevent refuse overflow and associated odors.

Choose shielded, “down lit” light fixtures for safe and secure egress from buildings with careful thought as to avoiding distracting or harmful light glare off-site.



61.3 Noise

- ☐ Has noise pollution been limited so as to not diminish any resident's quality-of-life?

No noise will be transmitted outside the lot where it originates when noise has a decibel level, octave band, intermittence or beat frequency that endangers public health or safety, or impairs the value or reasonable use of any other lot, except that of time signals or other noise necessarily involved in the construction or demolition of buildings or structures.

61.3.1 Adaptive Technologies

Nothing in this section will be construed as prohibitive of the necessary installation of devices to assist in listening or communicating.

61.4 Vibration

- ☐ Have mechanical activities or other sources of vibration been structurally buffered?

No vibration will be transmitted outside the lot where it originates, except vibration necessarily involved in the construction or demolition of buildings or structures.

61.5 Odors

- ☐ Have emissions of offensive odors been eliminated or shielded from travelling off-site?

No offensive odors will be emitted into the air from any *lot* so as to impair the value and reasonable use of any other *lot*.

61.6 Glare or Heat

- ☐ Is outside lighting of the site be limited in hours or output to reduce “sky glow”?
- ☐ Are trees or light-colored surfaces employed to reduce the collective “heat island” effect?

No light will be transmitted outside the *lot* where it originates so as to endanger 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*.

61.6.1 Light Pollution

In Residence Districts, the source of any lighting located out-of-doors on any *lot* will not be visible from any other *lot*.



61.7 Refuse or Pollution

- ☐ Do operations include support for proper disposal of office or household hazardous waste stream?
- ☐ Does the Statement of Use include a waste management plan for separation of recyclables?
- ☐ Does the project adequately address how daily operations will protect public and environmental health?
- ☐ Is wastewater reduced and water reuse encouraged?
- ☐ Is biodiversity preserved via conservation of water quality, natural hydrology or native wildlife habitat of wetlands?

No refuse or other waste materials will be dumped, burned or buried on any lot, except with approval of the Connecticut River Area Health District.

61.7.1 Water Pollution

No refuse or other waste materials and no liquids will 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

- ☐ Have precautions been made for the safe storage or handling of hazardous materials?

No material that is dangerous due to explosion, extreme fire hazard or radioactivity will 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

- ☐ Have all precautions been taken to avoid interfering with private, public or emergency communications?

No *use* on any *lot* will cause interference with radio and television reception on any other *lot*, and any *use* will conform to the regulations of the Federal Communications Commission concerning electromagnetic radiation and interference.



Place trash containers in easily accessible and contained areas to avoid dumping on a lot.

Properly label and store flammable or hazardous materials.



The State Department of Public Utility Control's Siting Council regulates the locations and operation of cell and personal communication system equipment.

61.10 Energy Inefficiency

- ☐ Is energy consumption reduced by increased efficiency of construction techniques or reliability of installed mechanical systems?
- ☐ Is on-site renewable energy self-supply available?

No open space subdivision will be permitted by the Planning Commission, nor any planned residential development or other property with two (2) or more dwelling units, nor any Site Plan approval or Special Exception for non-residential development will be approved by the Zoning Commission, without demonstrating energy-efficient patterns of development (roads, sidewalks or underground facilities), the use of solar or other renewable forms of energy, or energy conservation.





SECTION 62

Access, Circulation, Parking, and Loading

62.0 Purpose

To lessen congestion in the streets and provide a feeling of security in movement, these design standards promote safe access to each use on any lot; convenient patterns of circulation both onto and off of any site for pedestrians and other modes of transportation; adequate automobile parking spaces; and efficient, unobtrusive loading of goods or provision of services in a manner that does not dominate the sense of place.

62.1 Obligation

Access, circulation, off-street parking and loading will be provided for any use of land, buildings or other structures in accordance with the design standards of this section and will be permanently maintained and kept available for occupancy in connection with and for the full duration of the use of land, buildings or other structures for which the spaces are required.

62.1.1 Existing Uses

- ☐ Is the current layout “due for an upgrade”?

A use existing at the time of the adoption of these regulations will be maintained in conformance with these design standards to the extent that it conforms at the time of adoption of this section. If any existing use of land, building or structure is changed, extended, enlarged or moved to a use requiring additional access, circulation, off-street parking or loading under these regulations, then additional required improvements will be provided for the new use in accordance with these design standards.



Decrease the “non-conformities” of an existing access, circulation, parking or loading to meet current design standards:

- Increase parking lot landscaping.
- Repave, restripe or re-curb.
- Update outmoded site lighting.

Exclude sidewalks, bikeways and trails from the “paved area” used in calculation of Total Lot Coverage.



Main Street Crosswalk

Wherever possible, and for water-front uses that are not water-dependent, create visual or physical access to coastal environments along Old Saybrook’s shoreline.

Use sidewalks to encourage infill development.

Give special regard for pedestrian safety in the town center due to the presence of *school* children, senior citizens and tourists.

62.2 Access to or from the Site

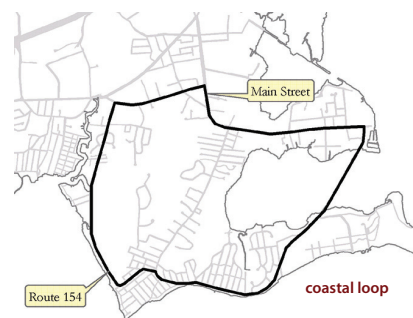
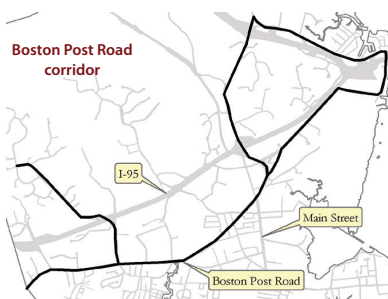
- ☐ Does an appealing, comfortable street environment promote pedestrian activity?
- ☐ Does site design facilitate use of public transportation an alternative to automobiles?
- ☐ Is access to and from sidewalks, bikeways, transit stops, and parking clearly marked?

62.2.1 via Sidewalk

The Commission may require the installation of sidewalks or crosswalks along public *streets* in places deemed proper by the Commission for public necessity or safety; or, in lieu of construction, the Commission may require that adequate space and grading be established for future sidewalks along public *streets*.

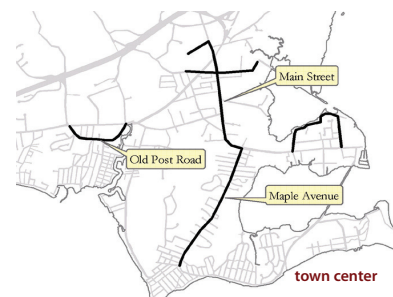
A. **Location.** Sidewalks will be installed along State or local feeder streets or commercial thoroughfares as identified in the Plan of Conservation & Development or its supplements, preferably in areas south of I-95:

1. Within one (1) mile or wherever students tend to walk to and from the Town’s *schools* or other destinations;
2. On the north or east side of a right-of-way or access way to facilitate snowmelt;



3. Around the Connecticut Scenic Rte. 154 “Coastal Loop Road”;
4. Within the U.S. Rte. 1 “Boston Post Road Corridor”, the Ferry Point Loop, and Schoolhouse Road to Connecticut State Route 153; and

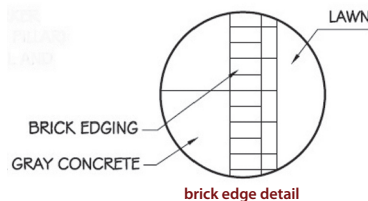
5. Along the Main Street “Town Center” and its environs as deemed appropriate by the Commission.





B. **Construction.** Except as stated below, sidewalks will be installed in accordance with the Town of Old Saybrook Regulations for Public Improvements.

1. Sidewalks in the Town Center and pedestrian nodes of the Boston Post Road will be constructed of brick or colored, stamped Portland cement concrete.



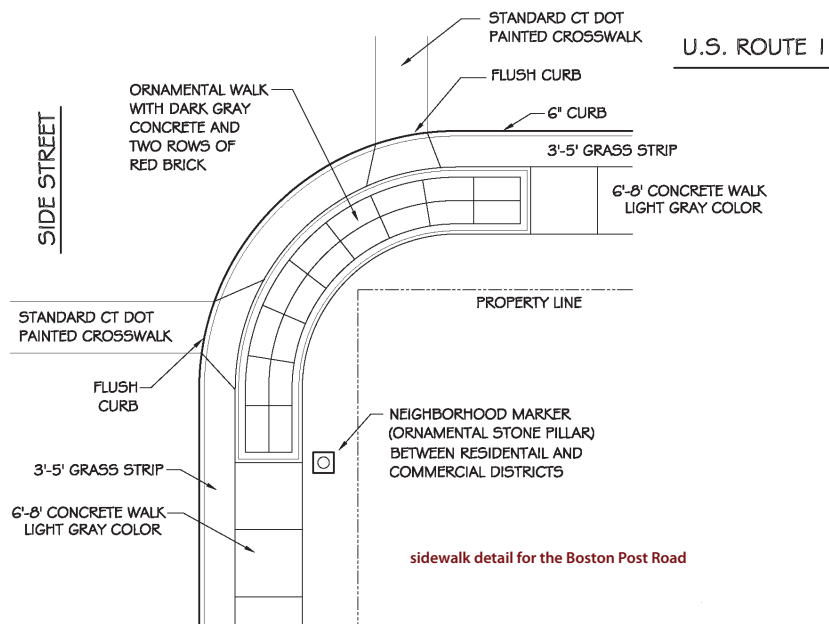
2. Sidewalks along the Boston Post Road outside of the pedestrian nodes will be constructed of Portland cement concrete and lined with brick or colored, stamped concrete along the edge.

3. Sidewalks, elsewhere, will be constructed of Portland cement concrete.

4. There will be a minimum clear passage of thirty-six inches (36") under all circumstances of pedestrian ways; minimum sidewalk widths as little as four feet (4') only under constraining ircumstances; five feet (5') elsewhere; and eight feet (8') in the Town Center and other areas of intense pedestrian activity.

5. There will be five-foot (5') square "passing areas" at intervals of no more than two hundred feet (200') when the sidewalk width is less than sixty inches (60").

6. Sidewalks will be carried across driveways, preferably at sidewalk height.



Elevate pedestrians above and away from automobile traffic.



"brick" stamped sidewalk at Stage Road

Match the dominant pattern of sidewalk material on a street or in a neighborhood when completing "infill" sidewalks.



4' sidewalk on Boston Post Road



Information Booth access drive

Give motorists visible reminder that they are entering a pedestrian area, particularly within walking distance of any school or the Town Center.

Streets & Sidewalks
Chapter 185 of the **Town Code**
requires homeowners and
businesses
to control landscaping and
remove snow from sidewalks.

A walkway or bikeway may be in lieu of or in addition to sidewalks.



multi-use trail along the Causeway

Wherever possible, completely separate bikeways or multi-use trails from the vehicular travel way.



bike rack at Pasbeshauke Pavilion



9 Town Transit

62.2.2 via Bikeway

A *bikeway* will be constructed in an easement no less than fifteen feet (15') in width.

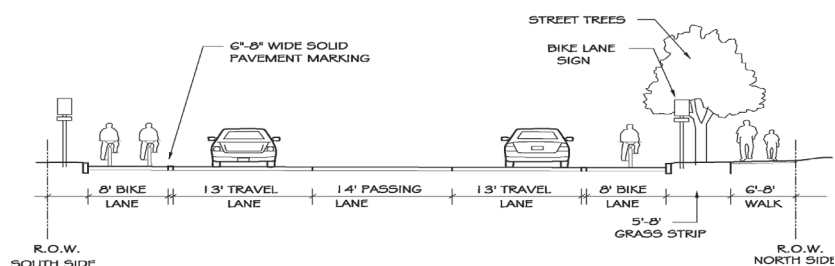
- A. **Location.** In areas where the *street* system does not conform to an anticipated pattern of pedestrian circulation, particularly in the area of an existing or proposed park, playground, *open space* or non-residential facility, the Commission may require the dedication or construction of a separate pedestrian bikeway or multi-use trail, particularly along State or local feeder streets or commercial thoroughfares as identified in the Plan of Conservation & Development or its supplements, preferably in areas south of I-95 where connections can be made to an existing bikeway or multi-use trail within one-quarter (1/4) mile of the site or in any location deemed appropriate by the Commission.
- B. **Width.** Wherever possible, a bikeway will be built to be rated as Class I or with a minimum width of eight-feet (8').
- C. **Materials.** A *bikeway* will be constructed of bituminous pavement; a multi-use trail, located north of Interstate 95 or otherwise located in a scenic or rural area, will be constructed of compacted crushed rock, pavement millings or unpaved, compacted earth.
- D. **Bike rack.** A bike rack will be located within five hundred feet (500') of the building entrance served of a capacity deemed appropriate by the Commission. For uses that require more than 100 parking spaces, capacity will be no less than five percent (5%) of the off-street parking spaces provided for the proposed use.



bike rack detail

62.2.3 via Public Transit

Any development further than one-quarter (1/4) mile from a shelter for an bus or shuttle route or within a one-half (1/2) mile from a rapid bus, train or ferry service will provide or dedicate adequate space for at least one (1) shelter with seating to protect riders from inclement weather and walkways to the development served.





62.2.4 via Street

The *street* giving access to the site will have a traffic carrying capacity or will be suitably improved to accommodate the volume, speeds or types of traffic with which the proposed *use* will interact or will generate.

- A. **Local road.** The Commission may require improvements to the existing *street* to safeguard against hazards to traffic and pedestrians or to avoid traffic congestion where it determines that the condition of the existing public *street* is such that the approval of the site plan could result in a potential safety hazard, including, but not limited to, street widening, surface improvement, turning lanes, acceleration or deceleration lanes, traffic directional islands, frontage road, *driveways* or traffic controls within the *street*.

Curbs will be installed on new or extended residential streets or on commercial thoroughfares or feeder streets only where necessary in conjunction with an engineered stormwater management plan. In places where the Commission deems appropriate for channelizing off-street traffic through a site, curbs will be constructed of extruded concrete or granite.

1. **Local scenic road.** Any development on Ingham Hill Road, Schoolhouse Road or any other designated local scenic road will be referred to the Planning Commission for an advisory report.
- B. **State road.** Where any road, drainage facility or other associated work is proposed to intersect with a State highway or to be located within a State highway right-of-way, the applicant will obtain an approval letter from the Connecticut State Department of Transportation (DOT), which will be conditional upon prior approval of the project by the Commission or will not prohibit or preempt the Commission from imposing more restrictive requirements.
1. **State scenic road.** Maintain or enhance the character of the Coastal Loop Road, as defined in the Sidewalk Plan supplement to the Plan of Conservation & Development, as it passes land on which is located a historic building or structure listed on the national or state registers of historic places or affords vistas of marshes, shorelines, forests with mature trees or notable geologic or other natural features.

Design all new parking and loading areas so that any vehicle entering from or exiting onto a public street will be traveling in a forward motion that will not encroach on the oncoming lane of traffic.



stone wall and view along Ingham Hill Road

Where possible, reduce the width of the traveled way of any street, as well as the amount of curbing, stormwater runoff over the roadway shoulder into low gradient vegetated swales to promote immediate, deliberate infiltration and groundwater recharge.

Scenic Roads

Chapter 169 of the Town Code sets forth criteria to protect from alteration the scenic views, mature trees or stone walls of the roadsides along local scenic roads, such as Schoolhouse or Ingham Hill Roads.

Provide stoplights at intersection-style driveways; channelize high volumes of "right-in, right-out" vehicles associated with businesses along State routes.

In Old Saybrook, the Chief of Police is the staff person designated as legal traffic authority (LTA) to handle traffic-related matters for any State road requiring coordination with the State Department of Transportation (DOT) or the State Traffic Commission (STC).

Shared Driveway

With approval of the Commission, consolidate driveways to share existing curb cuts between lots that negatively affect off-site vehicular circulation or pedestrian safety. Relocate a portion of the front or perimeter landscaping to accommodate a shared driveway.

Plan for and locate all access drive to provide as much sight distance as possible at intersections with the connecting public street.

Transition grades and site distances for safe, convenient and efficient access to meet the street line and travel way of the street so as to conform to the established cross-section for the street.



access drive to Saybrook Shopping Center

Access Width

With approval of the Commission, provide greater widths necessary to accommodate traffic volumes or movements, public safety requirements or larger vehicles.



bank kiosk accessed from Orchard Street

62.2.5 Vehicular Access Drive

- ☐ Can curb cuts be consolidated along a road to improve street circulation?
- ☐ Are curb cuts designed to provide safe access during all weather conditions?

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

- A. **Location.** Consolidate multiple or continual curb cuts wherever possible to no more than one (1) access drive from any lot across the frontage of whichever adjacent street has lesser potential for traffic congestion or hazards to vehicular or pedestrian traffic.
- B. **Visibility.** Visibility at the intersection of any access drive with any intersecting street will be sufficient to allow a stopped vehicle to see and be seen from a vehicle approaching from either direction at a distance based on a design speed of the intersecting road, but a minimum distance of: 200 feet
- C. **Grading.** Any access drive providing connection between any non-residential parking or loading area and any public street will have suitable alignment and a grade not to exceed: 10%
- D. **Materials and distance.** Any access drive will be finished with bituminous concrete from the edge of street pavement for a minimum distance: 20 feet
- E. **Apron width.** The access drive in commercial or industrial districts will be not more than:
 - At the right-of-way line 30 feet
 - At the curb line 55 feet
- F. **Drive width.** The minimum widths will be for:
 - One-way traffic 14 feet
 - Two-way traffic 24 feet

62.2 Separate Ingress/Egress

With approval of the Commission, create separate entrance and exit drives for large tracts or uses of extensive scope to relieve traffic congestion in the street or to safeguard against hazards. Requirements for the front landscape area or perimeter buffer shall not be varied to provide additional access.

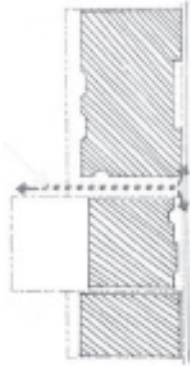


62.3 On-Site Circulation

62.3.1 Pedestrian Walkway

- ☐ Does the site incorporate high levels of internal connectivity?
- ☐ Are the safety needs of motorists and pedestrians balanced?

A. **Location.** Walkways or multi-use trails will be provided where the Commission deems appropriate:



1. **Street to door.** There will be at least one (1) walkway directly from the street to the major-functional entry of any building or use oriented along the street system.

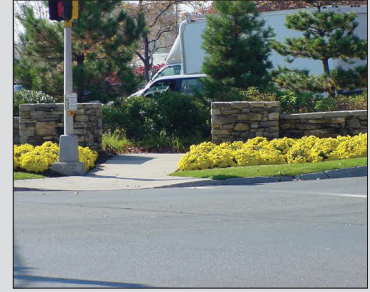
Similarly, building entrances will facilitate store patrons to pass-through commercial units to/from the sidewalk along the street frontage to/from the rear or side parking lot; and residents, to/from the sidewalk adjacent the street or building through residential units to/from common areas on the property.

2. **Adjacent to building.** In parking *lots* containing one hundred (100) spaces or more, parking is prohibited adjacent to the front of the *building* unless separated from the building by a walkway in combination with a minimum fifteen-foot (15') wide landscaped area.
3. **Between buildings or uses.** All walkways between residential units or other buildings within a residential development will comply with accessible design provisions.
4. **From or through parking lot.** Provide walkways and ramps for multi-modal stops.
5. **Through site.** Where there is no through-street, there will be at least one intra-neighborhood connection through the site every eight hundred feet (800') or at intervals matching abutting through-streets, whichever is smaller, to any adjacent business, street, neighborhood or resource within one-quarter (1/4) mile of the site, except where physically constrained.

B. **Materials.** Walkways will be constructed of concrete.

C. **Width.** The minimum width will be: 5 feet

Create a "safe haven" for pedestrians crossing the street.



Create a series of "way finding" cues throughout any development and into the surrounding neighborhood.

Transition a walkway pursuant to State standards for handicap accessibility where it intersects with a street or internal drive aisle of a parking lot.

Provide walkways to adjoining lots with similar existing or potential uses to discourage in-car "hops" between businesses.

Purposefully incorporate and delineate safe walkways through parking lots to building entrances.



walkway from Stage Road to store

Avoid parking spaces that obstruct the view of vehicles turning into and out of parking aisles.



Provide queuing space at traffic lights, stop signs, intersections, pick up areas or *drive-through windows* where motor vehicles may line up one behind another.



parking aisle with two outlets

Use signs or markers as necessary to ensure efficient traffic flow within all parking lots and between any the lot and the public street serving the lot.

Wherever possible, direct traffic toward perimeter drives, from parking areas or parking aisles – away from the primary flow of pedestrian traffic between parking spaces and *building entrances*.

62.3.2 Perimeter Drive

Provide a perimeter *drive* giving access to parking aisles and parking spaces.

Where topographic and other conditions permit, provision will be made for circulation *driveway* connections to adjoining *lots* of similar existing or potential *uses* when the *driveway* connections will facilitate fire protection services or when the *driveways* will enable the public to travel between two *uses* open to the public without need to travel on a public *street*.

To the greatest extent possible, neither perimeter drive nor parking aisle will dead-end without provisions made for present or future connection to an adjacent lot.

62.3.3 Parking Aisle

A. **Width.** The access aisles will be not less than:

Two-way, perpendicular parking	24 feet
One-way, angled parking	16 feet





62.3.4 Off-Street Loading Requirements

- ☐ Are loading spaces located in the least conspicuous area on the lot as possible?
- ☐ Does the loading area integrate into the overall building design and architecture?
- ☐ Are loading areas screened or enclosed in ways to conceal materials awaiting loading or unloading?

A. **Location.** No off-street loading space will be located in the area required for *setback* from a *street line* or any residence district boundary line; in Restricted Business B-3 or Industrial I Districts, no space will be located in the area required for *setback* from a property line.

B. **Dimensions.** Every loading space will have suitable access and slope to accommodate a truck forty feet (40') in length and will have the shape as to contain a rectangle not less than twelve feet (12') in width and forty feet (40') in length, with a vertical clearance of not less than sixteen feet six inches (16'6").

C. **Number.** In the case of industrial, commercial or other *uses* served by regular truck traffic, space will be provided for the loading and unloading of trucks at a rate of one space for each fifteen thousand square feet (15,000 s.f.) of *gross floor area* or fraction thereof.

The foregoing loading requirement is a minimum, and the Commission may require additional loading spaces where the nature of the development, its location or any unique feature of the surrounding area requires additional loading space.

An applicant may submit in writing a waiver request to reduce the dimensions of the loading space for smaller truck deliveries or to eliminate the one (1) required loading space when the *gross floor* area of the building is less than 15,000 s.f. The Commission in its discretion may grant this waiver upon the applicant's demonstration that the loading space is unnecessary or impractical for the *use* and its reduction will not pose circulation or traffic congestion.

Locate truck loading areas adjacent to the area or doors that will be used for the loading and unloading of goods and supplies.

Provide a space of greater dimension if necessary for the type of truck serving the *uses* proposed.



Minimize visibility of trucks and loading from the street, and avoid interrupting the flow of vehicles in access drives or interior aisles.



Separate off-street parking from the *building* served in a way as to assure safe movement of pedestrian traffic to all major functional entrances of the *building*.



access drive between Main Street stores

Locate a parking garage in the center of a block or behind an existing building or liner building to minimize visibility from public streets.

Avoid blank walls – emphasize vertical articulations to break up the mass of the façade along a street or alley.

Include a bicycle rack and a bus stop shelter adjacent to the pedestrian entryway of the parking structure to promote multi-modal transportation.

Hide or screen interior vehicle ramps to the greatest extent possible from the exterior.

62.4 Parking of Automobiles

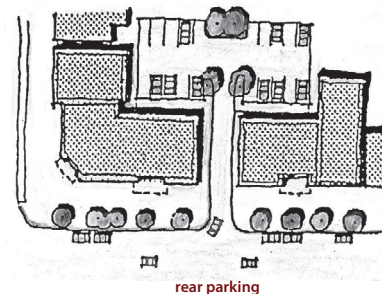
- ☐ Is adequate parking provided based on the use of the site?
- ☐ Has the applicant considered alternatives to traditional parking lots that can lessen and improve parking congestion for not only the site but the general area?

The parking of automobiles is permitted as an accessory use customary with and incidental to a principal use permitted in any district, as well as a principal use in permitted as a Special Exception *use* in the Shopping Center Business B-2, Gateway Business B-4 and Industrial I Districts.

62.4.1 Location

- ☐ Can shared parking support adjacent uses with varying peak hours?
- ☐ Could adjacent complimentary uses result in one trip to two locations?
- ☐ Can impervious surfaces be reduced by parking allowed to remain “in reserve”?
- ☐ Does the parking structure harmonize with adjacent architecture and enhance the visual appeal of the streetscape?

- A. **Parking lot.** Locate a majority of any parking at the rear or sides of a building on a lot; then, facilitate residents or store patrons to pass from the rear or side parking or communal space through residential or commercial units to the front entrance and out onto the sidewalk.



- B. **Parking structure.** Parking structures will meet all applicable setbacks in the underlying district. The structure will be located in an area least conspicuous from any street so that the overall impact is not in sharp visual contrast with the surrounding area.

Any wall facing a *street* will have no more lineal feet of uninterrupted, blank wall in any horizontal direction than the greatest vertical *height* of the same wall of the building but not to exceed twenty feet (20') of uninterrupted blank wall in any horizontal direction.

Pedestrian entries to the garage will be clearly visible and located on the corners of the structure facing the street for easy accessibility and identification. Vehicle entrances/exits to the garage will be clearly marked



with minimal directional signage as permitted in these design standards. Transition areas between vehicle, bicycle and pedestrian travel ways will be easily identifiable both inside and outside of the structure.

Interior illumination of parking decks and interior directional signage will not be visible from the exterior of the structure.

C. **On-site modifications.** Required parking facilities will be located on the same *lot* as the *building* or *use* for which they are required, except as noted below:

1. **Joint use of parking lot.** In a multiple or mixed-use development where there are two (2) or more *uses* with either a) different users with different operating hours or b) the same users for similar operating hours, which allows the utilization of the same parking spaces and, thus, reduces demand.
2. **Reserve parking.** In commercial and industrial *districts*, where the *gross floor area* on a site exceeds twenty thousand square feet (20,000 s.f.), the Commission may authorize the substitution of a reserve parking area in lieu of up to twenty percent (20%) of the required number of marked spaces.

The enforcement Officer will report to the Commission any findings that the number of marked parking spaces is inadequate for the actual use or if the condition of the reserve parking area creates a public nuisance. The Commission, at its discretion, may notify the owner of the property that the reserve area must be properly maintained or must be fully or partially developed as a parking area within six (6) months of notification. Failure of the owner to comply with this requirement may be grounds for revocation of the Certificate of Zoning Compliance and render the property in violation of zoning regulations.

3. **Shared parking lot.** The Commission may authorize abutting landowners to utilize one common parking area on either property, provided that the common parking area will contain the minimum number of spaces required by these regulations for each *use* collectively. Each property owner will sign a formal shared parking agreement that will run with the land binding present and future owners to allow common *use* of the parking area and requiring the owners to a portion of the costs of maintenance of the common parking areas and to delineate the location of the cross-access easement area, including walkways, on the shared parking site plan to indicate that vehicular cross-patronage among the adjacent uses will be located within a maximum walking distance of five hundred feet (500').

Joint Parking

With approval of the Commission, reduce the number of required spaces when on-site parking is shared among uses.

Design reserve parking area an integral part of the overall parking layout – accessible from the marked parking areas, reasonably direct access to building entrances and available for overflow during peak traffic periods.

Locate reserve parking on reasonably flat, well-drained land capable of being suitably grassed or landscaped, kept free of obstructions and easily maintained.

Share parking where a *use* is located near another *use*, such as a church or other place of assembly, that is not in operation during the same hours or days as the first *use*, and the other use is willing to make its parking available to the first *use* through written agreement.



parking shared at the back of Main Street stores

Demonstrate safe pedestrian travel between the municipal use and the lot on which the alternate parking will be located.

The surface of the alternate parking and the route to the destination will be safely passable in all weather for pedestrians, wheelchairs, strollers or similar devices that are customarily used on public sidewalks.



The Katharine Hepburn Cultural Arts Center

Vehicles and Traffic

Chapter 202 of the Town Code authorizes the Department of Police Services to enforce the prohibition against parking on town streets or roads in places other than where designated.

D. **Off-site exceptions.** Parking facilities will be located on the same *lot* as the *building* or *use* for which they are required, except as noted below:

1. **Alternate municipal parking.** The Commission may authorize that no more than fifty percent (50%) of the required off-street parking for any permitted *principal use* of the Town of Old Saybrook located in the Business B-1 District and Residence A District to be located at an alternate site within one thousand (1,000') of the *lot* in any other district on any Town or State-owned property or under license agreement to the Town from a private property owner. All handicapped parking must be located on the *lot* where the use is located. If any of the parking spaces required to support the use is more than one thousand feet (1,000') from the *use*, then shuttle transportation will be required.
2. **Special event parking.** The Commission may permit an alternate parking lot located more than one thousand feet (1000') away in any other district for special events on the conditions that the Town arranges for shuttle transportation from the alternate parking lot to the *lot* on which the special event is to occur and that *use* of the alternate parking lot does not interfere with traffic flow or any other activities already occurring at the alternate parking lot. Temporary handicapped parking may be permitted on the alternate parking lot in accordance with State regulations to accommodate the special events.

The Town may apply for a one time site plan approval from the Commission for each alternate parking lot, which site plan approval will be valid for one (1) year and renewed annually for subsequent years; the Commission may deny the request for annual renewal if it finds the alternate parking lot arrangement is not operating in accordance with the provisions of this section. The Commission may by resolution delegate renewals to the Enforcement Officer. The site plan must designate shuttle drop-off/pick-up areas located to provide safe movement for pedestrian traffic. The Town must provide a list of the events to the Commission on January 2nd of each year in addition to an approval letter from the Police Department and written consent from the owner or lessee in possession of the alternate parking lot site. Additional events will be submitted thirty (30) days prior to the event except under extenuating circumstances.



3. **Town center parking.** For *lots* fronting on Main Street between the Boston Post Road and Pennywise Lane, the Commission may credit on-street parking spaces located directly in front of the *lot* toward the total number of parking spaces required for a particular *use*.

62.4.2 Construction

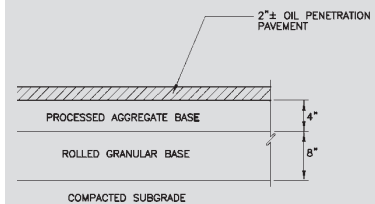
- ☐ Is the site and access to buildings “barrier-free” to increase the range of accessibility to living, working and shopping without needing a vehicle?
- ☐ Has every opportunity for shared, reserve or alternative parking and curb cuts in an effort to reduce stormwater run-off from impervious surfaces?

- A. **Dimensions.** Each space will have a minimum width of nine feet (9’), minimum length of eighteen feet (18’) and minimum vertical clearance of not less than seven feet six inches (7’6”), except as follows:

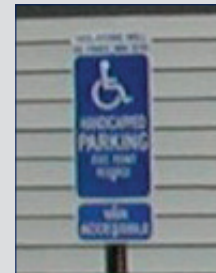
1. **Parallel space.** Spaces located parallel to an access or circulation *driveway* will have a minimum width of eight feet (8’) and a minimum length of twenty-two feet (22’).
2. **Compact automobile space.** Where a *use* is under single proprietorship and the total number of off-street parking spaces required by the *use* is greater than one hundred (100), the Commission may authorize a portion of the required number of parking spaces not to exceed ten percent (10%), with a minimum width of eight feet (8’) and a minimum length of fifteen feet (15’), to accommodate smaller automobiles.
3. **Handicap-accessible space.** Each site will have a minimum of one (1) space reserved for *use* by physically handicapped person as designated by the State of Connecticut Building Code.



motorcycle parking



pavement detail



Place a sign at each space to identify as handicapped parking, van accessible, if applicable, and a warning of monetary fine for any violation of use.



Install downward-lit, shielded parking lot fixtures to eliminate glare and light spillage over property lines.



parking lighting on Boston Post Road East



pathway lighting at the Town Hall

Minimize light trespass from the site to avoid contributing to the phenomenon of "sky glow" caused by cumulative sources of light pollution.

Increase night sky access, improve nighttime visibility and protect nocturnal habitats.

B. Lighting

- ☐ Does the parking area provide sufficient security lighting?
- ☐ Are the watts or fixtures excessive or unnecessary for the proposed use?
- ☐ Does site or auto light pose harmful glare or infringe on the privacy of neighbors?

All on-site parking, including but not limited to associated access, circulation drives/aisles, walkways, building entrances will be lighted to provide safety and security in an efficient and convenient manner.

1. **Number.** Adequate lighting will be provided for all parking areas of more than twenty (20) spaces, except where the Commission determines a parking area is unlikely to ever be used at night.
2. **Location.** Each interior parking lot light poles or walkway lamp post will be located a minimum of five feet (5') from any curb to protect it from damage by head-in parking hanging over the curb; a minimum of three feet (3') for angled parking.

The concrete base of any light pole or lamp post will be flush with the surrounding ground, painted a dark color and surrounded by low shrubs or other ground cover to blend into a landscaped area.

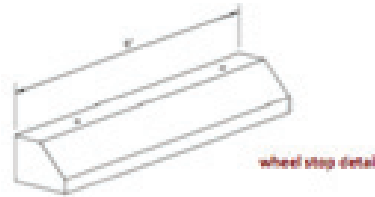
There will be no building mounted flood lighting, except downcast or cut-off fixtures with fully-shielded light sources necessary for ingress or egress from the building.

3. **Height.** No lamp or pole will exceed fourteen feet (14') in height.
4. **Timing.** Lighting will be photo-cell operated by daylight sensors.





- C. **Marking.** All required parking areas and fire lanes, except those approved as part of a reserve parking area will be marked by painted lines maintained in good condition, or by curbs, or by other means to indicate individual spaces.



- D. **Grading.** Every parking space will have suitable access and slope to accommodate an automobile.
- E. **Materials.** Any parking lot that serves more than twenty (20) cars will be surfaced with bituminous concrete unless otherwise approved.
- F. **Drainage.** Parking areas will be graded and drained to dispose of all surface water in accordance with all drainage design standards established by these regulations or by any other Town code or regulation. No drainage will be allowed to cross any sidewalk areas.
1. **Non-point source pollution.** The Commission encourages low impact development (LID) and technical standards for drainage design to reflect new technologies for controlling the rate, volume or quality of stormwater runoff from parking.



Use wheel stops or other appropriate provisions to prevent vehicles from overhanging walkways or from rolling or damaging trees or other landscaping materials.

Surface and maintain all off-street parking areas with durable and dustless all-weather material.



Stormwater Quality Manual

Consult the 2004 *Connecticut Stormwater Quality Manual* for guidance in protecting the waters of the state from the adverse impacts of post-construction stormwater runoff.



Pervious Pavement

With approval of the Commission, use pervious surface materials for all or part of a parking area as a part of an overall drainage design that minimizes concentration of stormwater runoff.

Maintain walkways, sidewalks and street corners as a direct continuation of the pedestrian's travel path – uncluttered by signs, paper boxes, tree branches and the like.

Minimize the cost of pavement repairs by regularly removing abrasive materials that can degrade pavement.



Include a designated location for a donation drop-off box whether or not currently planned to avoid the requirement to modify parking or landscaping plan at a future time.

62.4.3 Operations and Maintenance of Parking

- ☐ Does the layout of parking reflect the operational needs of the use?
- ☐ Does the Statement of Use include a schedule of site maintenance?

All on-site parking lots or structures, including but not limited to associated access, circulation drives/aisles and walkways, will be maintained in a clean, well-kept manner.

- A. **Snow removal.** An open, unrestricted area for sufficient for the storage of snow will be reserved between the curb and the perimeter landscaping at the end of all turnarounds. This area will be delineated on the site plan as free from obstructions including, but not limited to, parking spaces, parking aisles, landscape islands, light poles, sidewalks, walkways, bike racks, loading areas and trash receptacles.
- B. **Sweeping.** The entire paved area, including curb lines, corners and areas under parked vehicles, will be swept/vacuumed each seasonally to effectively remove leaves, sand, glass, bottles, cigarettes, paper and other common debris. Similarly, walkways will be kept free of barriers, obstacles and hazards.
- C. **Trash removal.** Trash cans, dumpsters will be emptied on a regular basis to eliminate undesirable factors related to poor sanitation practices: odors, insects, overflow. Large, unwanted items typically deposited in loading areas, such as broken skids, bindings, plastic and metal pieces, will be picked up and discarded.
- D. **Shopping cart corral.** Any shopping cart corral or carriage return within a parking area will be placed in any location central to the parking lot itself and convenient for patrons. Advertisements are prohibited on any shopping cart corral.
- E. **Donation drop-off box.** An area for no more than two (2) donation drop-off boxes for clothing and other charitable contributions may be designated on any site in a non- residential district. Donation drop-off boxes will be located in a safe, easily accessible location that does not obstruct parking spaces or circulation drives. The required number of parking spaces will not be reduced by the presence of any donation drop-off box; a drop-off box will not be included in calculating the maximum *building/structure coverage*.



62.4.4 Off-Street Parking Requirements

- ☐ Is there enough on-site parking to support the use?
- ☐ Does the nature of development, its location or other unique features require additional parking?
- ☐ Is employee parking provided?

In determining the appropriate parking requirements to be applied to a specific *use*, the decision of the Commission will be final.

- A. **Additional spaces.** The Commission may required additional parking spaces where the nature of development, its location, or other unique features requires additional parking.
- B. **Unlisted uses.** *Uses* not specifically listed in this section will be determined by the Commission based on parking requirements for a listed *use* of similar characteristics or upon reference to recent parking standards of the Institute of Traffic Engineers or other recognized source.
- C. **Mixed Use.** In *buildings* or on *lots* containing a mix of *uses*, spaces for residential *use* will be specifically designated.
- D. **Multiple use.** In *buildings* or *lots* containing multiple *uses*, the Commission will apply the appropriate standard to each *use* and will aggregate the total parking spaces required.
- E. **Parking spaces for physically handicapped.** Required handicapped parking spaces will be considered part of the number of parking spaces required under these regulations and not in addition.
- F. **Employee parking.** For retail and service establishments and for other *uses* with a frequent exchange of customers or patrons, designate employee parking remotely from entrances so as to retain closer spaces for customers or clients.

Round up to the next highest number where fractional spaces result from calculation of parking space requirements.

Provide sufficient on-site parking for residential uses to accommodate both residents and guests.



62.4.5 Residential Uses

- ☐ Is there enough parking for residents, visitors and maintenance/repair personnel?

The following off-street parking requirements are minimum requirements:

- A. **One or two dwelling unit.** Two (2) spaces for each *dwelling unit*; *driveways* or garages may be included as required space.
- B. **Three or more dwelling unit.** One and one-half (1 1/2) spaces for each efficiency or one *bedroom* unit and two (2) spaces for each unit of two (2) *bedrooms* or more; *driveways* or garages may be included as required space.
- C. **Elderly housing.** One (1) space for each efficiency unit or one (1) *bedroom* unit, and one and one-half (1 1/2) spaces for each two-*bedroom* unit.
- D. **Professional office or home occupation in a dwelling unit.** Two (2) spaces, in addition to spaces required for the *dwelling unit*.
- E. **Renting of rooms.** One (1) space per boarder in addition to spaces required for the dwelling unit.



62.4.6 Non-Residential Uses

- ☐ Is there enough parking for tenants, employees, patrons, visitors or others who can be expected to visit the site?

These parking requirements are in addition to any space that is required for storage of trucks or other vehicles used in connection with a commercial or industrial use:

- A. **Business office.** One (1) space per two hundred square feet (200 s.f.) of *gross floor area* for *buildings* under ten thousand square feet (10,000 s.f.) in area, and one space per one hundred seventy-five square feet (175 s.f.) of *gross floor area* for *buildings* ten thousand square feet (10,000 s.f.) and over in area.
- B. **Personal service establishment.** Generally, one (1) space per one hundred fifty square feet (150 s.f.) *gross floor area*, except for the *uses* listed below:
1. **Undertakers establishment.** One (1) space per seventy-five square feet (75 s.f.) of parlor or chapel area, or one (1) space per each four (4) seats.
 2. **Medical or dental office or clinic.** One (1) space per two hundred square feet (200 s.f.) of gross floor area.
 3. **Repair shop (excluding automotive repair).** One (1) space per two hundred square feet (200 s.f.) of *gross floor area*, with a minimum of three (3) spaces.
- C. **Financial institution.** One (1) space for every two hundred fifty square feet (250 s.f.) of *gross floor area* or four (4) spaces per teller window, whichever is greater, and two (2) additional spaces per automated teller machine.
- D. **Retail store.** Generally, one (1) space for every one hundred seventy-five square feet (175 s.f.) of *gross floor area*, except for the *uses* listed below:
1. **Supermarket.** One (1) space for every two hundred square feet (200 s.f.) of *gross floor area*.
 2. **Convenience store.** One (1) space per one hundred square feet (100 s.f.) of *gross floor area*, with a minimum of five (5) spaces.

3. **Furniture, appliance, carpet or hardware store** (requiring significant display areas for large merchandise items). One (1) space per four hundred square feet (400 s.f.) of *gross floor area*.
4. **Lumber and building materials business.** One (1) space per five hundred square feet (500 s.f.) of *gross floor area* and outside display area.
5. **Bowling alley.** Four (4) spaces for each lane.
6. **Shopping center.** Parking for *shopping centers* will be provided at a ratio of one (1) parking space for each one hundred seventy-five square feet (175 s.f.) of *gross floor area* in the *shopping center*, with a minimum of one hundred twenty-five (125) spaces. This requirement is instead of other individual parking ratio requirements for individual uses. For the purposes of establishing off-street parking requirements, a *shopping center* lot must contain no less than two (2) acres of land and have not less than twenty thousand square feet (20,000 s.f.) of *gross floor area*.

E. **Motor Vehicle Services**

1. **Gasoline station (no repair facilities).** One (1) space per fuel nozzle plus one space per fifty square feet (50 s.f.) of useable *gross floor area*.
2. **Automotive service station (limited repairs).** Two (2) spaces per service bay; in addition, space will be provided for an additional three (3) vehicles per bay stored on the premises for servicing. The vehicle storage space need not meet the dimensional. Requirements for aisles and storage parking space dimensions may be reduced to not less than eight feet (8') by fifteen feet (15'). Storage space must meet buffer requirements.
3. **Automotive repair shop.** Two (2) spaces per service bay; in addition, space will be provided on the *lot* for an additional four (4) vehicles per bay stored on the premises for servicing. The vehicle storage space need not meet the dimensional requirements for aisles, and storage parking space dimensions may be reduced to not less than eight feet (8') by fifteen feet (15'). Storage space must meet buffer requirements.

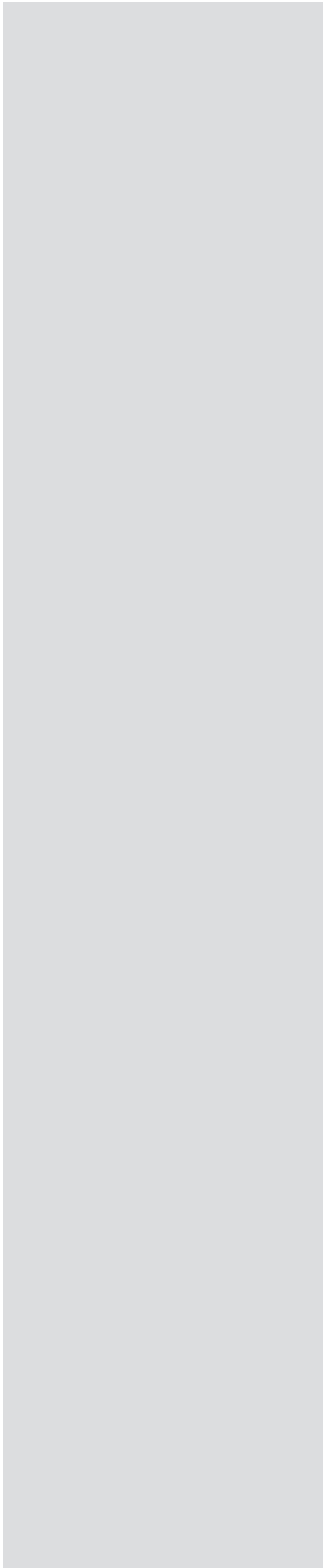


4. **Motor vehicle sales.** One (1) space per five hundred square feet (500 s.f.) of enclosed *gross floor area* and one (1) space per three thousand square feet (3,000 s.f.) of outdoor display area.
- F. **Restaurant.** One (1) space for every three (3) seats, with a minimum of ten (10) spaces for each *restaurant*, except for the uses listed below:
1. **Fast food restaurant.** One (1) space per fifty square feet (50 s.f.) of *gross floor areas*, with a minimum of ten (10) spaces.
 2. **Restaurant with take-out window.** In addition to *restaurant* parking that is otherwise required, ten (10) spaces for each take out window. If the window provides drive through service, the spaces will be arranged so as not to impede pedestrian or vehicular circulation of the site or on any abutting *street*.
 3. **Nightclub, bar or pub.** One (1) space for every fifty square feet (50 s.f.) of area open to the public.
- G. **Educational Institutions**
1. **Elementary or junior high school.** Two (2) spaces per classroom plus one (1) space for every four (4) seats in the auditorium, gymnasium or other place of public assembly.
 2. **High school.** Six (6) spaces per classroom plus one (1) space for every four (4) seats in the auditorium, gymnasium, cafeteria or other place of public assembly.
 3. **Day care center or nursery school.** One (1) space per every five (5) children of licensed capacity, plus one off-street passenger loading place for every six (6) children of licensed capacity.
- H. **Place of worship.** One (1) space per every three (3) seats in the main assembly hall, plus parking as required for any other related *uses*.

- I. **Residential life care facility.** One-third (1/3) parking space will be provided for each *assisted living unit*. There will also be one (1) space for each peak hour employee. An additional twenty percent (20%) reserved parking area is also required.
- J. **Convalescent center or nursing home.** Two (2) spaces per every three (3) patients of maximum licensed capacity.
- K. **Hospital.** One and one-half (1 1/2) spaces per bed, plus one (1) additional space for every one hundred fifty square feet (150 s.f.) of *gross floor area* dedicated to outpatient services.
- L. **Theater, auditorium or other place of assembly having fixed seats.** One (1) space for every four (4) seats, with a minimum of twenty (20) spaces.
- M. **Other places of public assembly or public recreation, including library, museum or art gallery.** One (1) space for every four (4) legal occupants under the Connecticut State Fire Safety Code.
- N. **Marina.** Three quarters (3/4) of a space for each *boat* slip or rental *boat*, and three quarters (3/4) of a space for each commercial mooring, with separate space provided for parking of *boat trailers* and storage of dinghies.
- O. **Manufacturing or industrial plant.** One (1) space for each eight hundred square feet (800 s.f.).
- P. **Research or development facility.** One (1) space per each three hundred square feet (300 s.f.) of *gross floor area*.
- Q. **Warehousing or other enclosed storage use.** One (1) space for each one thousand two-hundred square feet (1,200 s.f.) of *gross floor area*.
- R. **Hotel, motel, boarding or lodging house or similar building.** One and one-quarter (1 1/4) spaces for each room, plus spaces as required for other related *uses*, including *restaurant* and places of public assembly.
- S. **Private club, country club, yacht club or commercial recreation facility.** One (1) space per each two and one-half (2 1/2) users who could be utilizing the premises at any one time, plus one (1) space for each seat provided for spectator observance. If a *restaurant* or a place for public assembly is included in the facility, additional parking will be provided in accordance with the requirements for the related *uses*.



- T. **Private country club.** A minimum of four (4) parking spaces for each golf course hole. Additional parking spaces will be provided in accordance with the requirements for each related *accessory use* applied for in accordance with these regulations. The Commission may reduce the total number of parking spaces required if the applicant provides information that demonstrates that not all of the *uses* will be in operation during the same time periods.





SECTION 63

Landscaping, Screening and Buffering

63.0 Purpose

The landscaping provisions of these design standards preserve and enhance the character, appearance and beauty of the community, to preserve property values, and to accomplish transition between areas of unlike character.

63.1 Minimum Landscape Area (MLA)

- ☐ Does the landscaping include a diverse variety of plant species?
- ☐ Does the landscaping soften the mass of a large building?
- ☐ Will the landscaping features create a sense of place?

For all non-residential *uses*, and for residential *uses* with more than three (3) *dwelling units* per *lot*, the area of the *lot* devoted to tree protection, plant preservation and pervious landscaping will not be less than the following percentages of MLA in each District:

All Residence Districts	50%
Central Business B-1 District	10%
Shopping Center Business B-2 District	15%
Restricted Business B-3 District	15%
Gateway Business B-4 District	25%
Marine Commercial MC District	15%
Saybrook Point SP District	20%
Industrial I District	25%

Each site will contain a minimum of twelve (12) trees per acre.



For purposes of this section, pervious landscaping consists of any of the following or combination: turf grass, vines, shrubs, groundcover, hedges or trees.

Decrease the “non-conformities” of an existing landscaping, screening or buffer areas to meet current design standards:

- Replace diseased trees.
- Increase buffer plantings.
- Relocate dumpsters.

The Board of Selectmen’s Tree Committee advocates a policy of no net loss of tree cover.

Existing Site Features

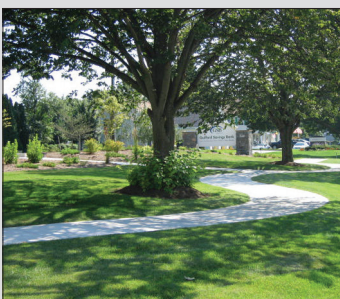
With approval of the Commission, include existing natural vegetation and unique site features, such as existing stone walls, large boulders or rock outcroppings, in the area used to satisfy this requirement.

63.2 General Requirements

- ☐ Does the development preserve sensitive environmental land features, such as steep slopes, wetlands and large rock outcroppings?
- ☐ Are scenic views and historically or archaeologically significant features preserved?

The following performance standards apply to all *uses* for which a site plan is required:

- Any portion of a developed lot that is not used for the location of buildings, structures, accessory uses, outside storage areas, off-street parking and loading areas, sidewalks or other paved areas, will be landscaped in accordance with an approved landscaping plan.
- Any area of the lot not be disturbed by filling, grading, excavation or other construction activity may be left as natural terrain if its location, size or shape supports the landscaping plan in a manner as to minimize storm water runoff, sedimentation or erosion.
- Landscaping, trees and plants required by these design standards will be planted in a growing condition according to accepted horticultural practices and will be maintained in a healthy growing condition.
- Any landscaping, trees or plants in a condition that does not fulfill the intent of the approved landscaping plan will be replaced by the property owner during the next planting season. The Commission may require a separate cash bond as surety against completion of the requirements to be held by the Commission for two (2) years.
- Any screening, fence or wall required by these design standards will be maintained by the property owner in good condition throughout the period of the use on the lot.
- All landscaping, trees and planting material located adjacent to parking areas, loading areas, or driveways will be properly protected from damage by vehicles by barriers, curbs or other means.



trees above sidewalk on the Boston Post Road

Streets and Sidewalks

Chapter 185 of the *Town Code* authorizes the Board of Selectmen to enforce that "all owners of property adjacent to or abutting on public sidewalks shall be responsible for keeping such sidewalks free of hedges, shrubbery grass and overgrown plantings".



- To the maximum extent possible, all significant existing natural, man-made or scenic resources will be preserved or protected to the greatest extent possible, including, but not limited to, stone walls, steep slopes, large boulders or ledge outcroppings, specimen trees or stands of trees, including rare or unusual flora or fauna, endangered species, species of special concern, watercourses, ponds, wetlands, scenic vistas, ridgelines or other significant geological or unique site features.
- Existing, healthy, mature plant materials, especially trees, if properly located, will be fully credited towards these design standards.
- For all new landscaping, an ample variety and quantity of ornamental plants will be provided, with a few dominant types chosen to create unity and subordinate, specimen types interspersed for accent.
- Variety should be achieved with respect to seasonal changes, species selected, texture, color, and size at maturity.
- The use of resource-efficient, landscapes and gardens of slow-growing, drought-resistant plant species indigenous to the region is encouraged.
- Landscaping will serve to integrate the proposed development to the site, with particular consideration for natural topography and existing vegetation.
- Where terrain is uneven, the Commission will consider and may approve parking areas at different levels.
- Preservation of existing landscape materials and landforms is desirable.
- Landscape composition will be complimentary to the scale and style of existing and proposed buildings.
- Without adversely affecting the reasonable solar gain of any neighboring property, new plantings will concentrate evergreen trees and hedges on the north side of a structure to protect from wind without interfering with passive solar gain; deciduous, on the south side for seasonal sun control.

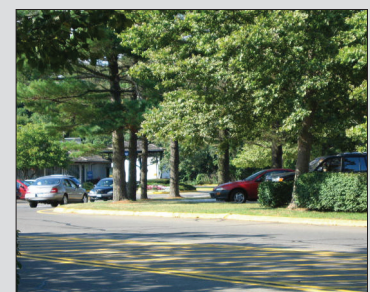
Additionally, properties located in the Connecticut River Gateway Conservation Zone must adhere to the minimum riparian buffer area required in Section 58.



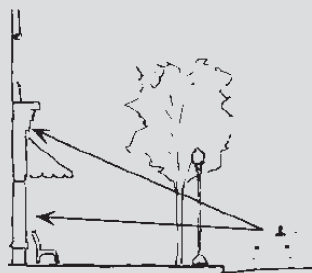
manicured evergreens on Elm Street



functional reproduction with classical materials



well-shaded parking spaces on Boston Post Road



building visibility

Include the area of the front landscaped buffer in calculations for the minimum landscaped area.

Leave room for plants or hedges to grow without interference to any existing or required sidewalk.

Prevent the need for costly replacement of unmaintained vegetation by installing resource efficient systems, such as drip/micro irrigation, rainwater collection or gray water retention.

Minimize turf by planting the front landscape area with ground cover and appropriate trees and shrubs.

Planters

With approval of the Commission, substitute planters, plant boxes or pots containing trees or flowers to comply with the intent of these design standards where the Commission acknowledges that lot size and shape or existing structures make it infeasible to comply with the requirements for landscaping, screening or buffering.

63.3 Front Landscaped Area

- ☐ Is the appearance of the property enhanced rather than the use screened from view?
- ☐ Are shade trees located so as to not interfere with utilities or signage when mature in size?

63.3.1 Design and Construction

- A. **Location.** Provide each *lot* with a landscaped area extending the length of the *street frontage* along the interior side of the front *lot* line, except where a *driveway* is located.
- B. **Width.** The width of a front landscaped area will be at least:

Central Business B-1 District	10 feet
Saybrook Point SP-2 District	15 feet
Other <i>districts</i>	25 feet
- C. **Materials.**
 1. Shrubs and plantings will be *native* or *adaptive plants* chosen for drought-resistance or other qualities necessary to survive in local conditions and not exceed three feet (3') in height at maturity; roadside shoulders will be planted to optimize visual clearance for automobile drivers;
 2. At a minimum, one *specimen* tree having a caliper of at least three and one-half inches diameter at breast height (3 1/2' dbh) and a height of at least six feet (6') at time of planting will be planted for each forty feet (40') of *lot frontage* and each fraction thereof.

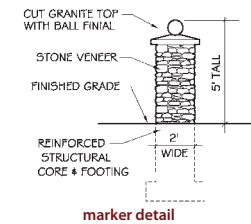




63.3.2 Streetscape

Clearing in a public right-of-way of any *street* is prohibited, except in conjunction with an approved site plan, the Commission may require the area within a public right-of-way between the front *lot* line and the edge of the pavement to be landscaped and maintained or any of the following improvements:

- A. **Neighborhood Markers.** Neighborhood monuments or markers will be placed within either side of a right-of-way of any side street transitioning from commercial to residential uses.
- B. **Street Furniture.** Necessary or convenient equipment will be installed in the street, including traffic barrier, bench, outdoor seating, bicycle rack, bollard, post box, phone box, streetlamp, street lighting, traffic light, traffic sign, bus stop, tram stop, taxi stand, public lavatory, fountain, memorial, or waste or recycling receptacle.
- C. **Street Trees.** At a minimum, one *street* shade tree having a caliper of at least three and one-half inches diameter at breast height (3 1/2' dbh) and a height of at least six feet (6') at time of planting will be planted for each forty feet (40') of *lot* *frontage* and each fraction thereof.
- D. **Plant Palette.** A plant palette will be provided for use in coordinating the various landscape elements of the site and that of the neighboring properties.



Encroachment Permit

Work in any right-of-way requires permission from the Town Department of Public Works or State Department of Transportation

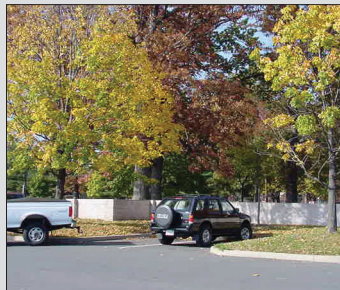


Include street trees that contribute to the ecological "microclimate" of the neighborhood.

Plant Palette

With approval of the Commission, landscape those lots fronting on Main Street, the Boston Post Road or Ferry Road consistent with any comprehensive landscape design established by cooperative efforts of civic, business or governmental organizations or agencies.

Include perimeter buffer in calculating minimum landscape area.



Except for *single-family residential uses*, do not use the perimeter buffer for parking.



Provide a perimeter buffer along all lot lines except the front lot line and where driveways or sidewalks connect to abutting properties.



Include evergreen planting to supplement deciduous planting but not take its place.

63.4 Perimeter Buffer

- ☐ Does landscaping sufficiently shield adjacent properties from the site's noise, headlight glare or visual intrusion?

63.4.1 Buffer Width

A buffer is required for each *lot*, not withstanding any buffers on adjacent property:

- A. For single-family residential *uses*, the side and rear yard *setback* areas will be considered perimeter buffers.
- B. For non-residential *uses* abutting property within a *district* that allows residential *uses*, unless the line is also the *lot* line of a Planned Residential Development, in which event the provisions of Section 63 will apply. 20 feet
- C. For *uses* within business *districts* 10 feet
- D. For *uses* within industrial *districts* 20 feet

63.4.2 Required Landscaping for Buffers

At a minimum, the planting will consist of mixed evergreen trees six feet (6') in height planted at intervals of ten feet (10') staggered on center, unless otherwise approved by the Commission.

- A. **Multi-family or non-residential use.** The buffer area will be maintained with lawn, shrubs and trees, including evergreen planting of the type, height, spacing and arrangement as, in the judgment of the Commission, will effectively screen the activity on the *lot* from the neighboring residential area.
- B. **Single-family use.** There is no specific requirement for landscaping the buffer area.

Perimeter Width

With approval of the Commission, modify the width of the perimeter buffer area where lot size and shape or existing structures make it infeasible to comply with the minimum widths required above.



63.5 Interior Parking Lot Landscaping

- ☐ Are pervious surfaces maximized to protect water quality?
- ☐ Are there enough trees to shade parked cars from absorbing the solar heat sink of the pavement?

In addition to front landscaped area and perimeter buffer requirements, there will be landscaping of buildings, walkways and parking lots:

63.5.1 Cumulative Area

A standard of one (1) island for every ten (10) parking spaces should be used for design purposes. All uses required to provide twenty (20) or more off-street parking spaces will have at least twenty square feet (20 s.f.) of interior landscaping within the paved portion of the lot per parking space.

63.5.2 Intervening Islands

For uses requiring thirty (30) or more spaces, no more than fifteen (15) parking spaces in a row or four (4) rows across will be permitted without an intervening interior landscape area.

63.5.3 Dimensions

Each interior parking lot landscaped area will contain:

- A. A minimum area of one hundred square feet (100 s.f.);
- B. A minimum depth of ten feet (10');
- C. Plantings of shrubs or ground cover; and
- D. At least one (1) specimen shade tree having a caliper of at least three and one-half inches diameter at breast height (3 1/2' dbh) and six feet (6') in height and spaced approximately every forty feet (40') and each fraction thereof from the next tree within any interior parking lot landscaped area.

Design interior landscaping to enhance visual qualities of the site and to break up expanses of parking.



Position islands to indicate safe and efficient channelization of pedestrian or vehicular traffic and to separate access ways from parking aisles.



Provide a landscaped area along the perimeter drive of any parking area, except where functionally integrated with parking on an abutting lot.



Natural Landscape

With approval of the Commission, modify the planting or buffer area requirements where the existing topography or natural vegetation provides adequate screening.

Plant low-height shrubs or upward branching trees that will not obscure pedestrians or signs from motor vehicles — especially at crossing locations.



clear corner at Elm Street

Protect cyclists and pedestrians from motor vehicles with conscientious placement of fencing.



clear corner in Old Saybrook

Line-of-Sight

With approval of the Commission, modify the requirements to maintain a clear line-of-sight where unique circumstances indicate that the intent of the design standards can be met.

63.6 Visual Clearance

- ☐ Is there sufficient visual clearance to prevent any safety hazard to motorists, cyclists or pedestrians?

No plant, structure or object will be located to create – nor grow to create – a visual hazard for vehicular or pedestrian traffic either within or at the intersection of the site's access with a *street*.

63.6.1 Fences, Walls or Terraces

The required setback distances will not apply to fences or walls six feet (6') or less in height nor to necessary retaining walls of less than six feet (6') in height that are not classified as a shoreline flood and erosion control structure or to unroofed terraces, but no fence, wall or terrace will be located within the right-of-way of any street.

Any *fence*, wall or planting that obstructs the line of sight will not be considered to be a *nonconformity*.

63.6.2 Corner Visibility

On any *corner lot*, there will 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* fifteen feet (15') from the intersection with a point on the other pavement fifteen feet (15') from the intersection, so as to obstruct a clear line of sight anywhere across the triangle between an observer's eye at an elevation three and one-half feet (3 1/2') above one *street line* and an object one foot (1') 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.





63.7 Screening

- ☐ Is glare, noise or litter prevented from spilling into residential areas or public streets?
- ☐ Are on-site activities suitably screened from public view during all seasons?

Requirements for screening will address areas for loading and service, including trash receptacles, storage, utilities or mechanical units and queuing lanes, and retail drive-through mechanicals, such as menu boards, automatic teller machines or other product dispensers:

- Service areas and mechanicals will be located in the least conspicuous area of the site that allows sufficient area for operations without damage from service providers or other vehicles to the maximum extent possible without conflict with the Fire/Building or Health Codes.
- Building materials of muted colors and natural vegetation will be used to conceal or blend service areas into the background and to divert attention to more attractive parts of the site.
- Service areas, mechanicals and product dispensers will be screened from view from any public street by fencing, decorative walls or other landscaping materials or a combination that complements the architecture of the building or reflects the character of the neighborhood.
- Loading areas will be designed so that delivery vehicles can back up to a loading dock or enter the building.



plantings around utilities at Banbury Crossing

Perimeter Screening

With approval of the Commission, substitute an earthen berm, wall or fence of location, height, design and materials for any portion of the required planting or buffer area strip; the substituted berm, wall or fence will not be used to meet the minimum landscape area.

63.8 Submission of a Landscape Plan

As part of or in conjunction with a required site plan, the following formation will be provided concerning site landscaping:

- A. Location and description of existing vegetation on site and any proposals to protect and preserve existing vegetation during and after construction.
- B. Location and description of existing natural features, including large boulders, rock outcroppings and water features to be incorporated into proposed site design.
- C. Location and spacing of proposed new plant materials, including types of materials identified by botanical and common names.
- D. A list of plant materials to be used, including size in diameter and height at installation and at maturity; a planting schedule for all plant materials.
- E. Proposed treatment of ground surfaces.
- F. Methods of protecting landscaping from vehicles.

63.9 Requirement for Surety

The *Commission* may require a separate bond or other surety against completion of the requirements of this section.



SECTION 64

Signs

64.0 Purpose

It is the purpose and intent of this section to accommodate the establishment of signs necessary for identification, direction, information, or reasonable commercial promotion while avoiding signs of a character, as well as a proliferation or expansion of signs, that would be detrimental to the public health or safety, property values or the appearance or beauty of the community.

64.1 General

- ☐ Does site identification signage establish a lasting identity of the place?
- ☐ Does signage facilitate on-site wayfinding and emergency response?
- ☐ Is information on a permanent sign necessary, sufficient, simple and direct?
- ☐ Is business promotion balanced with maintaining the attractiveness of Old Saybrook?

Unless expressly permitted otherwise, all *signs will* conform to the provisions specified in this section or to any additional conditions or limitations that the Commission may impose concerning the approval of a Site Plan or Special Exception.

No person will establish, construct, reconstruct, enlarge, extend, move, or structurally alter any *sign* until the Enforcement Officer approves an application for Certificate of Zoning Compliance or unless expressly permitted by exemption.

No *sign* will be located in a manner so as to be a hazard to traffic or pedestrians, to obstruct any door, window, ventilation system, fire escape or exit, or to cause any other hazard to public health or safety.

Decrease the “non-conformities” of an existing sign to meet current design standards:

- size
- height
- line-of-sight
- setback from property line





Services and products on Main Street

Give preference to primary information needed by in-person patrons of each business, such as types of services and hours of operation (omit secondary information such as website addresses, email addresses, advertising slogans, etc.) with little repetition between signs and buildings, regardless of the area allowed.

64.3 Standards – All Districts

- ☐ Does lighting avoid light pollution or disturbance of surrounding residential areas?
- ☐ Does each sign attached to a building preserve the historic integrity of the building?
- ☐ Is landscaping around the sign sustainable?
- ☐ Are structural materials common to the local vernacular?
- ☐ Is the sign basic enough to ensure legibility, as well as reduce visual clutter along the roadway?
- ☐ Is each sign placed where it will best fulfill its function?

Any *sign*, except as provided, will advertise, identify, or give publicity or notice only with respect to a use of land, *buildings*, or other *structures* actually being on the *lot* where the *sign* is located unless expressly permitted otherwise.

64.3.1 Location.

All occupants of any building will consolidate all wall and window signs to no more than the number of walls allowed to display signs as permitted in the underlying district.

64.3.2 Duration.

6 mos. min.

Any sign pertaining to each use will be removed or otherwise eliminated when the use is discontinued for a continuous period of 6 mos. min.

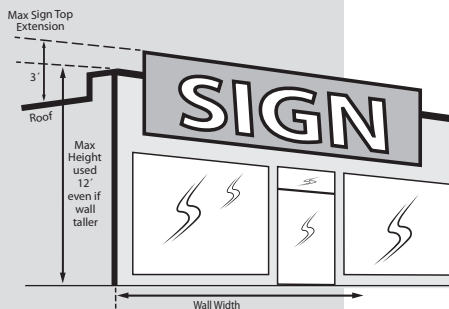
64.3.3 Maximum Area.

100 s.f. max. ea.
unless permitted by
Special Exception

A sign of 100 s.f. or more may be permitted as part of a Special Exception use in the B-2, B-4 & I-1 Districts. A sign of 100 s.f. or more associated with a Site Plan or Application for Certificate of Zoning Compliance may be approved by the Commission as a Special Exception in the B-2, B-4 & I-1 Districts.

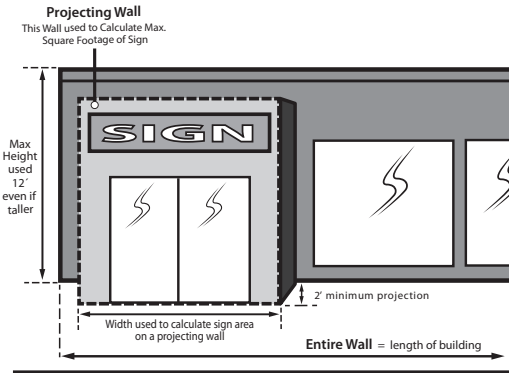
64.3.4 Area Calculations.

Calculations to determine the percentage of wall area permitted in a District will be measured to a maximum height of twelve feet (12') above ground level even if the wall is higher than twelve feet (12').





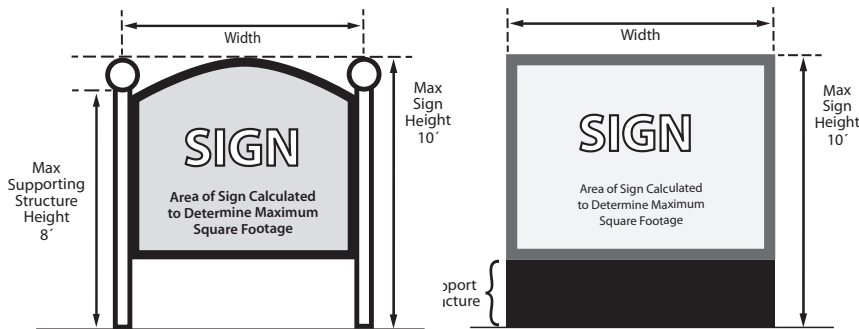
When a *sign* is proposed on a wall that projects more than two feet (2') from another wall of a *building*, the wall calculation will be based on the wall where the *sign* is being placed (not by using the overall length of the entire building).



The Commission excludes the area of any “Exempt Sign” (Section 64.4) in calculating the area of any other *sign* otherwise permitted on a lot in each district.

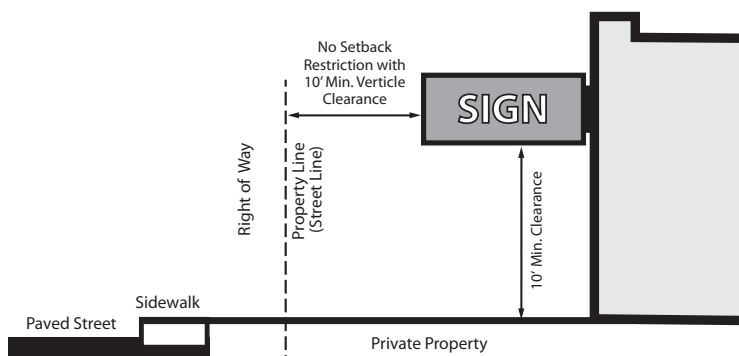
64.3.5 Height including decorative finial 10' max.

64.3.6 Support structure height 8' max.



64.3.7 Setback.

These regulations specify a minimum setback per district subject to review by the Commission to ensure public health and safety.



Window display space on Route 1

Faux windows, glazed windows, or windows otherwise appearing solid in nature are not eligible to be counted as that area permitted as a window sign.



Finials atop Route 1 sign support structure

Limit the height of the support structure to no higher than the face of the sign itself, and balance the height with decorative elements.

Avoid placing a freestanding sign where blocked by trees, brush or on-street parking; locate signage where on- or off-site snow plowing operations will not disturb it.

Similarly, maintain a line-of-sight so that an automobile driver leaving a site can safely see to enter oncoming road traffic.



Visibility for pedestrians on Main Street

Locate a projecting sign on a building facade facing the street or an on-site walkway.



Legibility for pedestrians on Main Street

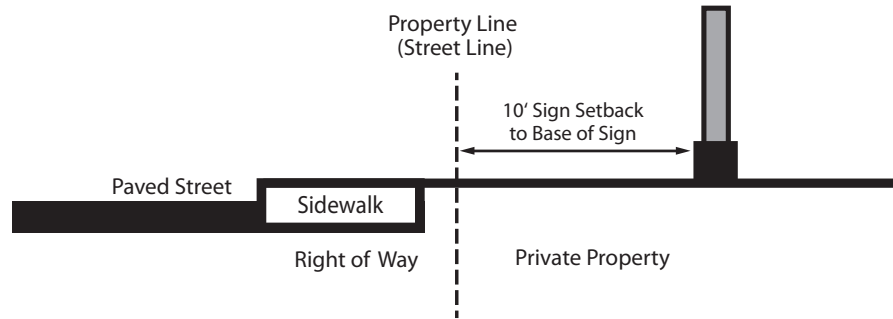
Size the lettering and graphics on a projecting sign appropriately for viewing by pedestrians.

Proportionately space a wall sign between shutters, window trim or other architectural elements of the building and well below the fascia or cornice.



Minimal illumination on Main Street

Use an opaque background material for an internally-illuminated sign so that visible light emanating at night is restricted through only the translucent letters, symbols or graphics.



64.3.8 Horizontal projection.

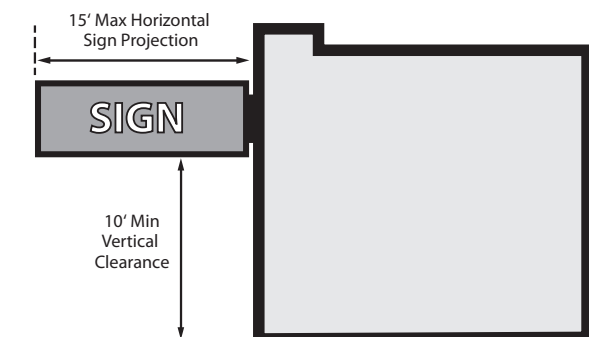
4' max. for signs
12 s.f. or less
15' max. for signs of
12 s.f. or more

No *sign* will be located in a setback, right-of-way, driveway, roadway, access way, or over a sidewalk, with the exception of a *sign* with a *horizontal projection* or an off-site *sign* specifically permitted by these regulations.

Vertical clearance.

10' min.

Any *sign* attached to and projecting horizontally from the wall or under the roof of a *building*, a *structure* or a post may project into or hang over a sidewalk, right-of-way, driveway, roadway, access way, or setback if the *horizontal projection* maintains a vertical clearance from the ground of 10' min.



64.3.9 Vertical projection (pitched roof).

3'

No *sign* will be located on any roof, and no *sign* attached to a *building* will extend above the top of the wall of the *building*, except if these regulations specify a maximum *vertical projection* above the wall of a building with a pitched roof in a specific district.



64.3.10 Illumination. 1 hour max. after close of business

These regulations permit external illumination of *signs* in all district; internal illumination, as indicated in each district.

Where permitted, illumination of any *sign* must be set on a timer to shut off no later than 1 hr. max. after close of business.

64.4 Exempt Signs

The Commission excludes any exempt *sign* in calculating the area of any other *sign* otherwise permitted on a lot.

The Commission allows exempt *signs* in all districts and zones without a Certificate of Zoning Compliance in addition to any other *sign* otherwise permitted on a lot providing the exempt *signs* comply with any requirement of the underlying district and the specifications below:

64.4.1 Private directional sign or Warning sign. 4 s.f. max. ea.

Per lot, four (4) private directional or warning signs.

64.4.2 Development sign. 32 s.f. max. total

Per *lot*, where a Subdivision, Affordable Housing Development, Incentive Housing Development, Planned Residential Development, or Special Exception use is permitted, one (1) development *sign* not referring to any other premises. The *sign* will be removed no later than thirty (30) days after the completion of the project or sale or lease of the available space.

64.4.3 Real Estate, Contractor or Designer Identification sign. 12 s.f. max. total

Per *lot*, where the premises are for sale, for rent or under construction, one (1) *sign* not referring to any other premises. The property owner will remove the *sign* within thirty (30) days after completion of the project or sale or rental of property.

64.4.4 Real Estate Open House sign. 12 s.f. max. total

Off the *lot*, one (1) directional *sign* to an open house for the sale or rental of real estate during the day of each event only; the *sign* must not obstruct sight lines, vehicular traffic or create a hazard.



On-site wayfinding along Route 1

Use a scaled-down monochromatic icon or logo on directional signage consistent in size and shape at the point at which a driving or walking patron would become confused in trying to locate one business among many.



Job opportunity on Middlesex Turnpike

Avoid visual clutter by closely relating the design and placement of a temporary sign to the existing sign system, landscape improvement, or the building design.

Consider a simple two-color palette for off-site leader signs.

Designate a secondary, predictable location where patrons can find updates to the rules, regulations and other precautionary information.



Thanking volunteers who tend the grounds at Founders Memorial Park

Be mindful of blocking a scenic view with a freestanding sign or otherwise detracting from the experience of visiting a municipal facility or living in a particular neighborhood.

Designate a typical location on the building, such as windows, to promote brands or temporary sales.



An enticing preview of Bridge Street fare

Limit the size of any menu-board mounted outside the entrance to a restaurant to the size of the menu handed to a seated restaurant patron.

64.4.5 State or Municipal use, Neighborhood association, Park or conservation area or Farm sign.

On a *lot*, informational *signs* not visible from any road, public way or adjacent property.

A. Freestanding sign multiple per lot

1. **Area** 16 s.f. max.
2. **Height** 10' max.
3. **Support structure** height 8' max.
4. **Setback**
 - from street line not visible
 - from rear & other property line not visible
5. **Horizontal projection** 4' max.

B. Wall sign 2 per bldg.

1. **Area** 10% max.
 - for 1st *sign* 40 s.f. max.
 - for 2nd *sign* 16 s.f. max.
2. **Horizontal projection** 4' max.
3. **Vertical projection** (pitched roofs) not permitted

64.4.6 Informational flag or Decorative flag. 40 s.f. max.

On a *lot*, for each occupant of a *building*, one (1) flag on a pole anchored by a permanent bracket to the *building* and removed at the close of business each day. Flags attached to residential buildings for other than commercial purposes may remain attached twenty-four (24) hours a day.

64.4.7 Window sign.

In any window of a permitted business, the regulations permit the following area of any window to display signage, some of which may be internally illuminated where permitted in the underlying district:

- A. **No internal illumination,** 25% max. total
the lesser of: or 50 s.f. max.
- B. **Internal illumination,** 10% max. total
the lesser of: or 10 s.f. max.
- C. **Combination,** 20% max. total
the lesser of: or 25 s.f. max.
 - no internal illumination 15% max. or 25 s.f. max.
 - internal illumination 5 % max. or 5 s.f.



64.4.8 Landmark sign.

6 s.f. max.

On any *lot*, one (1) *sign* identifying or explaining the name or significance of a location having historic, cultural, scenic, archaeological, or other significance as would be of interest to the public; expressly excluding any commercial message or *use*.



Distinguishing window on Main Street

Use a pedestrian-level window for business identification where a freestanding sign is not feasible.



Easy viewing at Ft. Saybrook Monument Park



Clear view for "walk-ins" on Main Street

Comprise a permanent window sign of individual letters, logos or design elements (avoid a solid or opaque background) so as to not obscure the view through the windows.

Use native materials, such as wood or multiple per lot stone, in the base structure and frame.



Protective plantings on Route 1

Protect the base of a sign from rot or damage from lawnmowers and weedwackers.



Evergreens on Elm Street

To make a seasonal impression, supplement year-round vegetation with low-maintenance perennials.

64.5 Permitted Signs

64.5.1 All Districts

In addition to any *sign* allowed on any lot within each district, the Commission or its agent may permit the following *signs* on a lot pursuant to the following specifications and the standards for the district where not specified. The Commission excludes the area of the following *signs* in calculating the area of any other *sign* otherwise permitted on a lot in each district.

A. **Scoreboard sign** at each permitted recreational field on any lot

1. Area 48 s.f. max.
2. Height 14' max.



Wind-proofed sales event on Route 1

Secure a temporary banner from folding or flipping in the wind so content is not obscured.

Use a portable sign for a temporary occasion to convey specific information, alert the public to special events, or announce new businesses.



Uniform sign band on Main Street

Avoid overwhelming a building's facade with crowding, variety or disproportionate sign sizes.

Omit advertising features such as greater-than-life size models of food or other products, replicas of spokespersons associated with commercial products, rows of flags or banners, or internally lit bands of color across a facade, awning or canopy.

B. Community Event sign 5 max. per ea. event

1. Duration

days (consecutive) per event 15 days max.
total days per ea. 60 total days max.
calendar year

2. Area

2 max. stick-in-the-ground *signs* 4 s.f. max. ea.
3 max. freestanding *signs/flags* 24 s.f. max. ea.
2 max. banners-on-posts 24 s.f. max. ea.
1 wall *sign/flag/banner* per 24 s.f. max. ea.
tenant/occupant per 2 walls max.

3. Setback

from *street line* 5' min. ea.

4. Internal illumination

not permitted

C. Special sales event sign on any lot 5 max. where event occurs: per ea. event

1. Duration

events per year 4 events max.
days (consecutive) per event 15 days max.
total days per ea. calendar year 60 total days
max.

2. Area

2 max. stick-in-the-ground *signs* 4 s.f. max. ea.
3 max. freestanding *signs/flags* 24 s.f. max. ea.
2 max. banners-on-posts 24 s.f. max. ea.
1 wall *sign/flag/banner* per 24 s.f. max. ea.
tenant/occupant per 2 walls max.

3. Setback

from *street line* 5' min. ea.

4. Internal illumination

not permitted



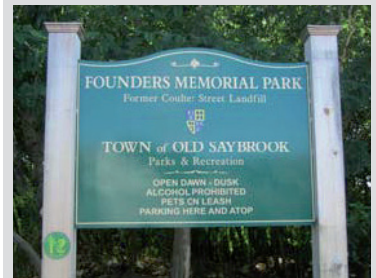
64.5.2 Residence Districts, Saybrook Point SP-1 & SP-3 Districts

- A. **Identification sign.** 1 per lot
On any *lot*, a freestanding or wall *sign* giving only the name of the premises or of the occupant, or announcing a permitted business use on the premises:
1. **Area** 3 s.f. max.
 2. **Height** 10' max.
 3. **Support structure height** 8' max.
 4. **Internal illumination** not permitted
- B. **State or Municipal use, Neighborhood association, Park or conservation area, Farm or Special Exception use sign.** 1 per lot
On any lot, a freestanding *sign*:
1. **Area** 16 s.f. max.
 2. **Height** 10' max.
 3. **Support structure height** 8' max.
 4. **Internal illumination** not permitted
- C. **Electronic Message sign.** 1 per lot
On any *lot* located in a Residence district (excluding MC, SP-1 & SP-3 Districts), a freestanding *sign* with electronic letters illuminated by a non-flashing, internal source of artificial light for a Special Exception Use that occupies a *gross floor area* of 25,000 s.f. or more:
1. **Area** 40 s.f. max.
 2. **Height** 10' max.
 3. **Support structure height** 8' max.
 4. **Internal illumination** permitted



Front door detail on Essex Road

Save fancy scripts and scrolled lettering for pedestrian settings, slow speeds, or at stops; reduce the size of the lettering and graphics for up-close viewing.



Predictable placement of typical rules at Founders Memorial Park

Make room on the identification sign for immediate notices about seasonal or temporary conditions (beach closed, seasonal use, sunrise to sunset, parking lot full, etc.).

If visible, then use a shape, color palette, trim and details in which the support structure for a freestanding sign and the frame of the wall sign complements the architecture of the building without distracting from the message of the sign.



Legible at higher speeds and distance on Route 1

Consider your audience: use a monument sign in an automobile oriented setting.



A collective approach to customizing a building on Main Street

Fit each tenant within a sign band without extending beyond or leaving unfinished gaps.



Contrast adds variety on Main Street

Create harmony rather than uniformity among identification signs for multiple tenants.



Identifying place name on North Main Street

Create cache with a place name on the freestanding entrance sign of a destination with minimal, if any, additional wording to identify individual tenants on-site.

64.5.3 Central Business B-1 District

- | | |
|--|--|
| A. Freestanding sign | 1 per lot |
| 1. Area | 12 s.f. max. |
| 2. Height | 10' max. |
| 3. Support structure height | 8' max. |
| 4. Setback | |
| from street line | 0' min. |
| from rear & other property line | 5' min. |
| 5. Internal illumination | permitted |
| B. Wall sign | 2 per tenant |
| 1. Area | |
| for 1st <i>sign</i> , the lesser of: | 20% max. of 1st wall
or 100 s.f. max. ea. |
| for 2nd <i>sign</i> , the lesser of: | 5% max. of 2nd wall
or 40 s.f. max. |
| 2. Horizontal projection | |
| for <i>sign</i> 12 s.f. or less | 4' max. |
| for <i>sign</i> 12 s.f. or more | 15' max. |
| 3. Vertical projection
(pitched roofs) | not permitted |
| 4. Internal illumination | permitted |

64.5.4 Incentive Housing Mixed-use IH-MU Zone

- | | |
|--|--|
| A. Wall sign (non-residential uses) | 2 per tenant |
| 1. Area | |
| for 1st <i>sign</i> , the lesser of: | 20% max. of 1st wall
or 100 s.f. max. ea. |
| for 2nd <i>sign</i> , the lesser of: | 5% max. of 2nd wall
or 40 s.f. max. |
| 2. Horizontal projection | |
| for <i>sign</i> 12 s.f. or less | 4' max. |
| for <i>sign</i> 12 s.f. or more | 15' max. |
| 3. Vertical projection
(pitched roofs) | not permitted |
| 4. Internal illumination | permitted |



64.5.5 Shopping Center Business B-2 & Gateway Business B-4 Districts

- A. **Freestanding sign.** 1 per lot
1 add'l per lot

On any *lot*, a freestanding *sign*; plus a 2nd sign for any permitted special exception use on any lot with frontage on separate streets and with two (2) or more vehicular entrances located more than fifteen hundred feet (1,500') apart measured along the *street lines*.

1. **Area**
 - for 1st *sign* 50 s.f. max.
 - for 2nd *sign* 25 s.f. max.
2. **Height** 10' max.
3. **Support structure height** 8' max.
4. **Setback**
 - from *street line* 10' min.
 - from rear & other property line 5' min.
5. **Internal illumination** permitted

- B. **Wall sign** 2 per tenant

1. **Area**
 - for 1st *sign*, the lesser of: 20% max. of 1st wall or 100 s.f. max. ea. unless permitted by Special Exception
 - for 2nd *sign*, the lesser of: 5% max. of 2nd wall or 40 s.f. max. unless permitted by Special Exception

2. **Horizontal projection**
 - for *sign* 24 s.f. or less 8" max. ea.
 - for *sign* 24 s.f. or more 15" max. ea.
3. **Vertical projection** 3' max. ea.
(pitched roofs)
4. **Internal illumination** permitted



Showing the marketplace of Saybrook Junction' entrance on Route 1

Make predictable the size and location of business names for individual tenants by limiting location to a coordinated freestanding directory sign or a sign band across all building facades on a site with capacity and flexibility now to accommodate multiple tenants in the future.



Tastefully lit sign at Saybrook Shopping Center on Route 1

Consider internally-lit "channel" letters and logos rather than whole panels; avoid light creases that detract from the content of the sign when using a single solid panel of facing material for an internally-illuminated.



Clear identification on Boston Post Road

Clarify wayfinding with a hierarchy of minimal information (i.e., address most prominent, name of place / building / development, direction to primary tenant, other tenants, exits).



Discreet signage for a professional office in a residence on the Old Post Road

Consider your audience: use a post sign in a pedestrian-oriented setting.



Artful reflection of nearby natural resources on Essex Road

Consider "local flavor" to make relevant to Old Saybrook the iconography of any business trademark (omit logos, slogans or other messages on a sign other than for occupants of the property or a franchisee of a business located on the property).



Gooseneck lights downcast upon a wall sign on Route 1

Carefully locate, aim and shield lighting to prevent light spillage beyond the sign face.

64.5.6 Restricted Business B-3 District

- | | |
|--|--|
| A. Freestanding sign | 1 per lot |
| 1. Area | 12 s.f. max. |
| 2. Height | 10' max. |
| 3. Support structure height | 8' max. |
| 4. Setback | |
| from <i>street line</i> | 10' min. |
| from rear & other property line | 5' min. |
| 5. Internal illumination | permitted |
| B. Wall sign | 1 per tenant |
| 1. Area | 5% max. of wall area
or 100 s.f. max. ea. |
| 2. Horizontal projection | |
| for <i>sign</i> 12 s.f. or less | 4' max. |
| for <i>sign</i> greater than 12 s.f. | 15" max. |
| 3. Vertical projection
(pitched roofs) | not permitted |
| 4. Internal illumination | not permitted |



64.5.7 Marine Commercial MC & Saybrook Point SP-2 Districts

- A. **Freestanding sign** 1 per lot
1. **Area** 50 s.f. max.
 2. **Height** 10' max.
 3. **Support structure height** 8' max.
 4. **Setback**
from *street line* 10' min.
from rear & other property line 5' min.
 5. **Internal illumination** not permitted
- B. **Wall sign** 2 per tenant
1. **Area**
for 1st *sign*, the lesser of: 10% max. of 1st
wall or 100 s.f. max. ea.
for 2nd *sign*, the lesser of: 5% max. of 2nd
wall or 40 s.f. max. ea.
 2. **Horizontal projection**
for *sign* 12 s.f. or less 4' max.
 3. **Vertical projection** not permitted
(pitched roofs)
 4. **Internal illumination** not permitted

64.5.8 Industrial I District

- A. **Freestanding sign** 1 per lot
1. **Area** 50 s.f. max.
 2. **Height** 10' max.
 3. **Support structure height** 8' max.
 4. **Setback**
from *street line* 10' min.
from rear & other property line 5' min.
 5. **Internal illumination** permitted
- B. **Wall sign** 1 per tenant
1. **Area** 10% max. of wall area
or 100 s.f. max. ea.
unless permitted by
Special Exception



Easy identification on Ferry Road

Choose font-styles (e.g. san serif or block) to keep lettering readable at high speeds to prevent a safety hazard such as motorists slowing down to read them.



Period lighting on Route 1

Direct downward all top-mounted lighting fixtures in a manner that hides the light source.

Conceal electrical connections, wiring, junction boxes and other similar devices, as well as hardware if not intended as a decorative element; use weather-resistant hardware, such as stainless steel or galvanized metal, to prevent failure from corrosion or rust that could stain or discolor the building.



Clearly contrasting letters on signs on Business Park Road

Consider no more than two (2) colors on the graphic palette of a multi-tenant sign to minimize confusion and clutter.



Well-lit sign on Pond Road

Use a matte finish rather than a glossy or reflective finish for an externally illuminated sign with downcast luminaires with full cut-off shields/shrouds directed toward and focused on the face of the sign at a level sufficient to noticeably contrast the vertical surface of a sign without undue glare, reflection or overspill into the eyes of passersby.



Saybrook Junction's marketplace tenants on Route 1

Place individual business names on a building proximate to the individual entrance of each.



A danger to motorists anywhere in town

2. **Horizontal projection**

for *sign* 12 s.f. or less 4' max.

for *sign* greater than 12 s.f. 15" max.

3. **Vertical projection**

(pitched roofs) 3' max.

4. **Internal illumination**

permitted

64.6 Prohibited Signs

Section 11 Prohibitions.

These regulations prohibit the following signs throughout the town of Old Saybrook: *A-frame* (sandwich board) *sign*, *billboard*, *flashing sign*, *moving sign*, *painted wall sign*, *vehicle sign*. These regulations prohibit any other sign unless expressly permitted or exempted.



SECTION 65

Excavation and Grading

65.0 [Reserved]

65.1 General

No earth, including loam, sand, gravel, clay, peat or quarry stone, will be excavated and removed from any *lot*, or graded or dumped on any *lot*, except as authorized under Paragraph 65.2 or as authorized under an application for a Temporary Special Exception *use* granted by the Commission under the provisions of this section.

65.2 Exemptions

The provisions of this section and the requirements to obtain a Temporary Special Exception will not apply to the following cases:

- 65.2.1 Necessary excavation, removal, grading or dumping of earth in connection with activities on any *lot* solely for farming or landscaping purposes, such as the construction of ponds, improvements of *watercourses*, burying of stones or refuse, regrading of difficult contours or the excavation of earth for *use* on the *lot* and not for sale. The Property owner will submit written notice to the Enforcement Officer and, if applicable, a certified *Soil Erosion & Sediment Control Plan* in advance of commencement of the operation. In the *Gateway Conservation Zone*, no more than three hundred cubic yards (300 yd³) of material may be removed from any *lot*;
- 65.2.2 Excavation, removal, grading or dumping of less than one hundred cubic yards (100 yd³) of earth on any *lot* in any calendar year and, if applicable, a certified Soil Erosion & Sediment Control Plan in advance of commencement of the operation. In the *Gateway Conservation Zone*, no material may be removed from a *lot*; and
- 65.2.3 Excavation and removal, or grading or dumping of less than one hundred cubic yards (100 yd³) of material on any *lot* in any calendar year and, if applicable, a certified *Soil Erosion & Sediment Control Plan* is in effect, except that no material may be removed from a *lot* in the *Gateway Conservation Zone*;
- 65.2.4 Provided that the excavation and removal, or grading or dumping, a) authorized under Paragraph 65.2.2 and 65.2.3 will not occur in *tidal wetlands* and b) authorized under Paragraph 65.2.1 and 65.2.2 will 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 further that excavation, grading or removal authorized under Paragraph 65.2.1 and 65.2.2 in connection with a project for which an application for a Certificate of Zoning Compliance has been approved will be contingent upon completion of the project within two (2) years after commencement, and in the event of failure to complete the project, as evidenced by failure to obtain a Certificate of Zoning Compliance for the project,

then the excavation and removal, or grading or dumping will be deemed a violation of these regulations unless a Temporary Special Exception *use* has been secured from the Commission in accordance with this section.

65.3 Application

Application for a Temporary Special Exception under this section will be submitted in writing to the Enforcement Officer, will be accompanied by an application for a Certificate of Zoning Compliance and will be accompanied by the following:

- 65.3.1 **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;
- 65.3.2 **Maps and Plans.** Four (4) copies of maps and plan 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 one hundred feet (100') to the inch and with a contour interval not exceeding five feet (5');
 - D. Proposed contour lines within the area to be excavated, graded or filled, drawn to a scale of not less than one hundred feet (100') to the inch and with a contour interval not exceeding five feet (5');
 - E. Existing and proposed drainage on the *lot* and existing rivers, streams, water courses, ponds, swamps and *tidal wetlands* on or within two hundred feet (200') 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, unless a separate Soil Erosion & Sediment Control Plan is submitted.
- 65.3.3 **Other.** The Commission may request the submission of the additional information that it deems necessary to decide on the application.
- 65.3.4 **Application Fee.**



65.4 Procedure

Upon receipt, the Enforcement Officer will transmit the application and accompanying maps, plans and documents to the Commission, as well as a copy to the Planning Commission. Within sixty-five (65) days after receipt of a completed application for Temporary Special Exception, meeting the requirements of Paragraph 65.3, the Commission will hold a public hearing on the application. Notice of the public hearing will 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 fifteen (15) nor less than ten (10) days, and the last not less than two (2) days before the public hearing. After the public hearing, the Commission will approve, modify and approve, or deny the application for Temporary Special Exception. 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 will be stated in the records of the Commission under Paragraph 65-3.3, within the period for action on the application, will be grounds for disapproval of the application.

65.5 Planning Commission

Within thirty (30) days after receipt of a copy of the application form, maps, plan and documents, the Planning Commission will report its recommendations to the Commission, stating the reasons therefore.

65.6 Approval

After the public hearing, the Commission may grant a Temporary Special Exception to permit the excavation and removal, or grading or dumping if it will find that the following standards and conditions will be met:

- 65.6.1 The excavation, grading or removal will be carried out in accordance with the maps and plan as approved by the Commission and within the exterior limits shown;
- 65.6.2 The excavation, grading or removal will 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;
- 65.6.3 At all stages of the work, proper drainage will be provided to avoid stagnant water, *soil erosion* problems, excessive run-off, silting of streams and damage to public property, *streets* or drainage facilities;
- 65.6.4 Truck access to the *lot* and the work area will be so arranged as to minimize traffic hazards in *streets* and to avoid nuisance to residents of the neighborhood;
- 65.6.5 No excavation and removal or grading, which is below the elevation of any abutting street or property line will occur within one hundred feet (100') of the line, except that excavation and removal or grading within the distance and below the elevation of an abutting property line may be permitted if written approval from the adjoining owner is received by the Commission;
- 65.6.6 There will be no processing of material, such as screening, sifting, washing or crushing, except in the Industrial I-1 District;

- 65.6.7 No *building* or *structure* will be erected on the *lot*, except as may be otherwise permitted in the District or, as approved by the Commission, as a temporary shelter for equipment and field office;
- 65.6.8 The work will be limited to the hours from 7:00 A.M. to 6:00 P.M. and on regular working days, or to the lesser hours and days specified by the Commission;
- 65.6.9 Proper measures will be taken to minimize nuisance from noise, dust, vibration and flying debris, and suitable *fences* or other barricades will be provided around the excavation to protect pedestrian and vehicles to the satisfaction of the Commission.
- 65.6.10 Upon completion of the work authorized, the area of excavated or otherwise disturbed ground will be prepared or restored as follows:
- A. Such area will be evenly graded to slopes not exceeding one foot (1') of rise for each three feet (3') of horizontal distance or to the lesser slope necessary for *soil* stability, safety and reasonable reuse and development of the *lot*; in addition, the area will be evenly graded with sufficient slopes to assure adequate drainage of the area, so that stagnant pools of water will be avoided;
 - B. Adequate drain ways of gradual slope will be provided to assure drainage;
 - C. There will be no excavation, grading or removal below an elevation of six feet (6') above any ledge;
 - D. All debris and all loose boulders will be buried or removed from the *lot*; and
 - E. The top layer of any arable *soil*, to a depth of not less than six inches (6"), will be retained in the *lot* and spread over the entire *disturbed area* with any large stones removed, and the area will then be seeded with a perennial grass and maintained until the ground will be completely stabilized with a dense cover of grass and there exists no danger of *erosion*, but this provision will not apply to the area of ponds nor to exposed areas of ledge existing prior to the work.
- 65.6.11 The Applicant will file with the Commission a cash, saving account or surety bond, in a form acceptable to the Commission, in the amount as the Commission deems sufficient to insure the faithful performance of the work in accordance with the provisions of this section; and
- 65.6.12 The Commission and Enforcement Officer, or their authorized agents, will at all times, have reasonable access to the *lot* for the purpose of *inspection* and determination of compliance with this section; the 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.
- 65.6.13 The *lot* for which a Temporary Special Exception is granted will not be located in the *Gateway Conservation Zone*.



65.7 Time Limit

Each Temporary Special Exception granted under this section will be valid for a period of one year or for the shorter period as may be requested by the Applicant or fixed by the 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.

65.8 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 will pay an *inspection fee*.

65.9 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 may be continued under the terms and conditions of the authorization.

65.10 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 request the Commission to return the bond filed as provided in this section, and if the Commission is satisfied that the work has been completed as required, the bond will be returned to the Applicant, otherwise the bond will remain in full force and effect.



SECTION 66

Trailers

66.0 [Reserved]

66.1 Purpose

The provision of these regulations is to allow for the use of trailers and boats and of storage, construction office and commercial trailers while addressing problems typically associated with their storage and use. Unless otherwise provided in this section, no trailer and for boat, storage, construction office or commercial trailer will be placed on any lot until an application for Certificate of Zoning Compliance has been approved by the Enforcement Officer or a *Site Plan has been approved by the Commission*.

66.2 Definitions

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

66.2.1 Trailers and boats. The term parking and *storage of trailers and boats*, including camping and recreational equipment, *boats* with or without hauling *trailers, utility trailers* and mobile homes, is defined as follows:

- A. **Travel trailer.** Any camper, camp *trailer*, furnished van or any of *trailer*, designed for human habitation.
- B. **Pick-up coach or pick-up camper.** A *structure* designed primarily to be mounted on a pick-up or truck chassis and with equipment to render it suitable for *use* as a temporary *dwelling* for travel camping, recreational and vacation *uses* only, and which will be eligible to be licensed/registered and insured for highway *use*.
- C. **Motorized camper.** A portable *dwelling* designed and constructed as an integral part of a self-propelled vehicle to be used as a temporary *dwelling* for travel, camping, recreational and vacation *use* and which will be eligible to be licensed/registered and insured for highway *use*.
- D. **Mobile home.** A movable or portable *dwelling* built on a chassis, and which is, has been, or may be, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy.
- E. **Tent trailer.** A canvas, folding *structure*, mounted on wheels to be used as a temporary *dwelling* for travel, camping, recreational and vacation *uses*, and which is eligible to be licensed/registered and insured for highway *use*.
- F. **Boat with or without hauling trailer.** Any vessel more than 15 feet with or without a hauling trailer.
- G. **Utility trailer.** A small box, horse or similar flat *trailer* designed to be towed by a vehicle using a ball and socket connection in excess of 15 feet in length.

H. **Mobile home and mobile manufactured home.** These terms are used interchangeably to refer to a “*mobile manufactured home*”, defined in Section 21-64 of the Connecticut General Statutes, as follows:

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

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

66.2.2 **Storage, construction/office and commercial trailers.** The terms “*storage trailer*”, “*construction/office trailer*” and “*commercial trailer*” used for *construction* and business-related purposes are defined as follows:

- A. **Storage trailer** - the *trailer* portion of a tractor-trailer vehicle, *storage* container or box, portable warehouse or similar moveable roofed enclosures placed on a *lot* for the purpose of storing equipment or other goods and having a *total lot coverage* exceeding fifty (50) square feet.
- B. **Construction/office trailer** - a *trailer* or *trailers* used for equipment or supply *storage* or as a *construction office* concerning a bonafide *construction* project for which appropriate *building* permits have been acquired.
- C. **Commercial trailer** - a *trailer* or *trailers* used in conjunction with permitted *commercial* and industrial establishments the as trucking terminals, *building* contractor's businesses and *storage* yards, warehousing and wholesale businesses, manufacturing, processing and assembling of goods and marine transportation.

66.3 Standards

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

66.3.1 **Trailers and Boats.** The parking and *storage* of “*trailers and boats*” will comply the following special standards:

- A. No more than one *trailer* or one *boat* will be stored at any time on a *lot* in a Residential District or on any *lot* containing a legal, pre-existing nonconforming residence;



- B. Any *trailer* and *boat* that is not parked or stored within a garage, *structure*, will meet all *setback* and *building/structure* coverage requirements for *buildings* or other *structures* for the *district* within which the *trailer* and *boat* is parked or stored and will be located no closer than ten feet (10') to any *building* or other *structure*.
- C. A *trailer* and *boat* that is not parked or stored within a garage, *structure*, will be located to the rear of a principal *building* or other major *building* or *structure* in a neat and orderly manner or in the most inconspicuous location practicable. The parked or stored *trailer* and *boat* will be screened with fencing, landscaping or other measures to satisfaction of the Enforcement Officer so as to be generally not visible from any street or adjacent property.
- D. In the event that a *trailer* and *boat* is parked or stored on a vacant *lot*, the *trailer* and *boat* will be located in the most inconspicuous location practicable and will be screened with fencing, landscaping or other measures to satisfaction of the Enforcement Officer so as to be generally not visible from any street or adjacent property.
- E. At no time will the parked or stored *trailer* and *boat* be occupied or used for living, sleeping or housekeeping purposes. There will be no connections to any utility service, including electric, heat, water and sewerage disposal service.
- F. In event of non-compliance, the Enforcement Officer will require the removal, relocation or screening of the parked or stored *trailer* and *boat*.

66.3.2 Placement of storage and construction/office trailers. The parking, *storage*, and use of *storage* and *construction/office trailers* will comply with the following special standards:

- A. **Construction office trailer or trailers** – will be located on the same *lot* as, and in connection with, a bonafide *construction* project for a duration of no more than six (6) months unless extended at the discretion of the Enforcement Officer to coincide with an additional period when the *construction* project is in progress. The *trailer* or *trailers* will not be placed at the *construction* site before two (2) weeks before start of *construction* and will be removed within two (2) weeks of final completion of the project.
- B. **Storage and construction office trailers** – will meet all *setback* requirements for *buildings* or other *structures* for the *district* within which the *trailer* or *trailers* are parked or stored and will be located no closer than ten feet (10') to any *buildings* or other *structures*.
- C. **Trailers parked or stored** – for the purpose of *storage* in connection with an approved business or industrial *use* will be located so as not to occupy or obstruct parking or loading spaces required for other *uses* on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.

- D. **Storage, construction office and commercial trailers** – will be required to be screened from view from a street or any adjacent property with fences, landscaping or other measures to the satisfaction of the Commission or their designated agent.
- E. In event of non-compliance, the Commission or their designated agent will require the removal, relocation or screening of the parked or stored *storage* and *construction office trailer* or *trailers*.

66.3.3 **Placement of commercial trailers.** The parking of *commercial trailers* will comply with the following special standards:

- A. Commercial *trailers* are permitted on a *lot* concerning an approved business if the *commercial trailers* are used only for the purposes of transportation. At no time will the *trailer* or *trailers* be used for *storage*, except in conformance with these regulations.
- B. Commercial *trailers* will conform to all *setback* requirements for *buildings* and other *structures* for the *district* within which they are located and will be located so as not to occupy or obstruct parking or loading spaces required for other *uses* on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.

66.4 Authorized Use of Trailers and Boats

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

66.5 Sales and Rentals

Where authorized as a permitted *use* in a District, the parking and *storage* of *trailers and boats* for sales and rental will conform to the requirements for *outside storage* areas.

66.6 Plot Plan

Prior to approval of any application for Certificate of Zoning Compliance for a *trailer* and *boat* is a permitted *use*, a Plot Plan will be submitted to and approved by the Enforcement Officer.

66.7 Site Plan

Prior to approval of any application for Certificate of Zoning Compliance for a *storage* and *construction office trailer*, a Site Plan will be submitted to and approved by the Commission.



SECTION 67

Soil Erosion & Sediment Control

67.0 [Reserved]

67.1 General

When any *use, building or structure* or site development that is subject to these regulations involves a *disturbed area* of one-half (1/2) acre or more, or otherwise when provision for *soil erosion* and *sediment* control is required by these regulations, a certified Soil Erosion & Sediment Control Plan (“control plan”) in connection therewith will 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 will 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 and in effect for the *lot* where the *disturbed area* is located, may constitute the control plan required by these regulations.

67.2 Special Definitions

Certain words used in this Section are defined as follows:

- 67.2.1 **Disturbed Area.** An area where the cover is destroyed or removed leaving the land subject to accelerated *erosion*.
- 67.2.2 **Erosion.** The detachment and movement of *soil* or rock fragments by water, wind, ice and gravity.
- 67.2.3 **Inspection.** The periodic review of *sediment* and *erosion* control measures shown on the certified Control Plan.
- 67.2.4 **Soil Erosion & Sediment Control Plan.** 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.
- 67.2.5 **Sediment.** Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by *erosion*.
- 67.2.6 **Soil.** Any unconsolidated mineral and organic material of any origin.

67.3 Control Plan

To be eligible for certification, a *Soil Erosion & Sediment Control Plan* will 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. The principles, methods and practices necessary for certification are found in the most recent version of the Connecticut Guidelines for Soil Erosion & Sediment Control, published by The Connecticut Council on Soil & Water Conservation. Alternative principles, methods, and practices may be used with prior approval of the Enforcement Officer. The control plan will contain the following to the extent applicable to the particular *use, building, structure*, and site development.

67.3.1 **Narrative.** A narrative, describing elements, such as the following:

- A. The *use, building, structure*, and site development;
- B. The schedule for grading and construction activities, including:
 - 1. Start and completion dates;
 - 2. Sequence of grading and construction activities;
 - 3. Sequence for installation or application of *soil erosion* and *sediment* control measures; and
 - 4. 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 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.

67.3.2 **Map.** A site plan map at a sufficient scale to show the following:

- A. The location of the proposed *use, building, structure*, and site development and adjacent properties;
- B. The existing and proposed topography including *soil* types, *wetlands*, *watercourses* 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 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 Enforcement Officer may be made part of the control plan.

67.4 Minimum Standards

The following are minimum standards applicable to Soil Erosion & Sediment Control Plans required by these regulations, and the preparer of the control plan will certify that the Plan complies with the minimum standards:

- 67.4.1 Plans for *soil erosion* and *sediment* control will be developed using the principles as outlined in the most recent version of the Connecticut Guidelines for Soil Erosion & Sediment Control. The *Soil Erosion & Sediment Control Plan* will 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* or sedimentation.
- 67.4.2 The minimum standards for individual measures will be those in the most recent version of the Connecticut Guidelines for Soil Erosion & Sediment Control. The Enforcement Officer or the Connecticut River Coastal Conservation District may approve alternate standards if the Applicant presents technically sound reasons.
- 67.4.3 The appropriate method from the most recent version of the Connecticut Guidelines for Soil Erosion & Sediment Control will be used in determining peak flow rates and volumes of runoff unless the Enforcement Officer approves an alternative method.

67.5 Certification

The *Soil Erosion & Sediment Control Plan* will in effect when certified as follows:

- 67.5.1 The Enforcement Officer or the Connecticut River Coastal Conservation District, if so requested, will certify that the *Soil Erosion & Sediment Control Plan*, as filed, complies with the requirements and criteria of this section or will deny certification when the control plan does not comply. Certification may be incorporated in the approval of a Site Plan, Special Exception or other action by the Commission, Planning Commission or Board of Appeals and otherwise will be incorporated in the approval of an application for Certificate of Zoning Compliance by the Enforcement Officer.

- 67.5.2 The Enforcement Officer will coordinate certification of the control plan with related actions of other agencies, such as the Board of Selectmen, Planning Commission or the Inland Wetlands & Watercourses Commission.

67.6 **Conditions**

The *Soil Erosion & Sediment Control Plan* will be certified, subject to the following:

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

67.7 **Inspection and Orders**

Soil erosion and *sediment* control measures of the certified control plan are subject to inspection. The 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.



SECTION 68

Neighborhood Pattern & Building Design

68.0 Purpose

As vacant land in Old Saybrook approaches “build-out”, there is a need to guide market investment in re-“growth” that honors the integrity of neighborhood patterns by harmonizing with the varied composition of the town. Buildings in most neighborhoods in Old Saybrook are relatively small, built at a human scale and relative to one another functionally, whether commercial, residential, or mixed-use. While these existing relationships characterize the town, there are methods to maintain and strengthen its character as infill and redevelopment occurs. New, large-format uses especially require forethought in layout and design – in context with existing surroundings and for long-term adaptability to future changes in use.

68.1 Neighborhood Pattern

Any new development or any redevelopment, excluding any *single-family* residential use on a lot, *will* not only reinforce the desirable pattern of the existing neighborhood but *will* also complement and enhance through the following guiding principles:

68.1.1 Guiding Principles

- A. **Implementation of town plans.** Old Saybrook plans for use of the town’s land in corresponding strategies – the first being *long-range planning* via implementation of the Plan of Conservation & Development and its supplements (Sidewalk Plan, Coastal Management Plan, Open Space Stewardship Plan, etc.), which is “proactive” to municipal needs, and the second being *current planning* via regulation of property owners’ site-specific initiatives, which is “reactive” to market forces. *Integrated master planning funnels top-level, consensus-based goals, supported by a series of policies that reflect time-tested preferences in practice, into a specific set of action items – municipal improvements, programs, standards – which are then implemented by measurable or verifiable criteria for decision-making.*

See Preamble to Article VI
[Town-wide Design Standards](#)
for use of illustrative
photographs, images and
other graphics.



review for consistency with Town plans



view of Lynde and Saybrook Points



neighbors to The Back River



Saybrook Junction and Estuary Transit District

Wastewater Management District

The WPCA reviews any necessary installation, upgrade or replacement of a septic system within any portion of the Wastewater Management District (WWMD) as designated by the Town and the Connecticut Department of Environmental Protection pursuant to Conn. Gen. Stats. §7-247.

Therefore, in any development, it is incumbent upon both the Town and the applicant to honor years of hard work by elected and appointed leaders to effectively articulate what characterizes “Old Saybrook” in an effort to comprehensively protect the integrity of its built and natural environments.

- B. Sustainable development.** Old Saybrook maintains a framework of smart growth principles inherent to its overall comprehensive plan of zoning. *Such opportunity for sustainable development protects and enhances the overall health, natural environment, and quality of life of the community.* Therefore, in any development, both the neighborhood pattern and building design should result in efficient use, reuse and recycling of resources, including energy, water and construction materials.
- C. Compact development.** Old Saybrook has diverse density of development much of which is compact due to the natural resources surrounding many cottages or small houses on smaller *building* lots, planned residential developments, open space subdivisions, as well as apartments that are accessory to existing *single-family* homes. *Compact development results in more efficient use of land, reduced dependency on vehicles for travel, and lower costs of providing public infrastructure and services.* Therefore, in any development, similar density of development should conserve natural resources and incorporate a variety of building forms including multifamily buildings, and mixed-use development.
- D. Multiple modes of transportation.** Old Saybrook is one of several “hubs” of transportation along the shoreline. *Multiple modes of transportation provide an interconnected network of circulation systems that facilitate walking, bicycling and driving.* Therefore, in any development, streets should be designed to establish a satisfactory level of service for vehicular travel, and promote the safe and efficient use of alternative transportation modes.
- E. Existing infrastructure.** Old Saybrook is a town where adaptive reuse and renovation of existing *buildings* is celebrated and new construction is increasingly complementary to the traditional architectural form of buildings in town. *Existing infrastructure – utilities, transportation access and suitable community facilities – makes a neighborhood suitable for infill, redevelopment or rejuvenation.* Therefore, in any development, new development should emphasize the conservation of building or groups of buildings that have architectural or historical significance, or are listed within public plans or





policy documents as contributing to the character of Old Saybrook.

- F. **Neighborhood gateways.** Areas of Old Saybrook reflect its progression from early settlement to colony to town with subsequent eras of development locally known as individual beach communities, districts, subdivisions and developments. *The initial visual impression of any neighborhood is important to articulate a sense of place but also to reinforce the sense of belonging to a larger identity of community identity.* Therefore, in any development, a prominent, attractive gateway should be an organizing principle to identify a neighborhood or to transition between unlike areas.



- G. **Mix of uses.** Old Saybrook is most dynamic at those focal points where dwelling units exist above, adjacent to or within walking distance of commercial uses, such as shops or offices. *Mixed uses create alternatives in housing types and sizes or accommodate households of a broad range of ages, sizes, incomes and physical abilities.* Therefore, in any development, mixed uses should also complement residential land uses in design and scale.

See: **Section 33** Restricted Business B-3 District, **Section 35** Marine Commercial MC District, **Section 53** Home Occupation in a dwelling unit or Professional office in a dwelling unit, **Section 54** Incentive Housing Zone, or **Section 56** Open Space Subdivision.

- H. **Human scale.** Old Saybrook is based around a town center and a series of neighborhoods where residential, commercial and civic *buildings* or open spaces in close proximity to one another encourage people to walk among the various destinations. *Development designed for the human scale takes into account the relationship between the dimensions of the human body and the proportion of traveled ways, public spaces and buildings.* Therefore, in any development, the height of buildings, the design of street lights or signs, the materials for sidewalks or other features should be based on creating an inviting environment for the pedestrian at street level.

Elaborately detail a corner *building* to fulfill an otherwise unspoken, but well-understood, responsibility to contribute something remarkable to Old Saybrook.



second-story windows sized for future residences



street trees and street-side area



open space boundary markers

In areas with a mixed visual character, design buildings to help define, unify and contribute positively to desirable visual context.

When designing a façade, create window sill lines and sign lines as if extending the same from the neighboring building onto the façade of the new building.



Set new buildings right on the sidewalk in the town center or a pedestrian node of the Boston Post Road.



- I. **Connection to the landscape.** Old Saybrook has a well-dispersed series of natural, recreational, cultural and civic spaces that not only support social and community interaction but really put the town “on the map”. *Open spaces and landscaping should continue to be arranged in such a way as to act as a unifying element among buildings, roads, pathways and outdoor places.* Therefore, in any development, smaller landscaped areas and pocket parks should be integrated throughout the development with an emphasis on functionality – giving opportunity to experience one’s natural surroundings – and not simply aesthetic appeal.

68.1.2 Harmony in Scale, Massing and Organization

- ☐ Does the improvement relate to the human scale?

The Commission *will* consider the essential and traditional character of that portion of the streetscape or neighborhood in which it seeks to harmonize the scale, massing or organization of a new *building*, addition or renovation of an existing *building*.

- A. **Height.** The height of any *building* or *structure* *will* be as allowed within each district.

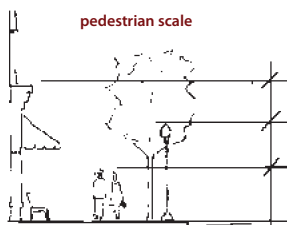


no harmony in height

Infill *buildings* in the town center or at *pedestrian nodes* along the Boston Post Road should reflect the height of *buildings* in the neighborhood to avoid creating a gap in the streetscape of more than five feet (5') in height, whether by being constructed to the same height as an adjacent *building* or by use of complementary horizontal design elements. Elsewhere, the height of new *buildings* should be within one (1) story of the height of adjacent *buildings*.

- *B. **Building Setback.** No building or structure will 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:

1. **Maximum setback.** To the extent possible within the current minimum for the streetline setback, the main facade of any new principal *structure* *will* be located at a depth of no more than five feet (5') of the depth of the main facade of the principal *structures* on adjacent properties.



pedestrian scale

A new principal structure may be set back inconsistent from neighboring principal



structures if the streetline setback area is to be used for a well-landscaped public space or if the distance of the main façades of the neighboring *structures* are set back greater than ten feet (10') from each other, in which case the main facade of the new *structure* will be no more than ten feet (10') from the minimum streetline setback.

Where greater front setbacks are approved, design elements such as a wall, fencing or landscaping of a minimum height of three (3) feet should be used to reinforce the street line.

2. **Setback for parking in pedestrian node.** In any *pedestrian node*, the Commission may allow, or may require, that any non-residential use, *building* or *structure* be set back:

From Street Line	10 feet
From Rear Property Line	10 feet
From Other Property Line	10 feet
Minor Accessory Building or Structure	10 feet
Projections into Setbacks	1 1/2 feet

Any parking area *will* be located at least ten feet (10') farther from the street line than that portion of the principal *building* that is closest to the street.

- *3. **Additional setback.** In any *district*, any portion of a *building* or other *structure*, which portion exceeds thirty-five feet (35') in *height*, *will* be *setback* from any *street line*, property line or Residence District boundary line by an additional two feet (2') for each foot or fraction thereof by which the portion exceeds thirty-five feet (35') in *height*, unless otherwise specified.

- *4. **Narrow street.** The required *setback* from a *street line* of a *street* having a width of less than fifty feet (50') *will* be increased by one half (1/2) of the difference between fifty feet (50') and the actual width of the *street*.

Within the *pedestrian node*, do not locate a parking area or access driveway to, or connecting parking areas between, a non-residential *building* and the street line.

In applying this section, consider:

- the Plan of Conservation & Development
- any supplemental Town-sponsored corridor study
- the width of the street right-of-way
- the distance between proposed improvements and the paved portion of the street
- the location of other physical features, such as existing sidewalks, trees, landscaping or above-ground utility line
- sight-line distances



Face the finished or "good side" of a fence, wall or terrace toward the adjoining properties or the street.

Consider a gate in a fence or stone wall between properties so that children and neighbors can visit each other in the yard.

Seek a permit to construct a storage shed as a “permanent” minor *accessory* structure.



shed beside Plum Bank Creek

- *5. **Railroad.** In Business, Marine or Industrial Districts, no *setback* is required from the right-of-way of a railroad.
- *6. **Fence, wall or terrace.** *Setback* distances *will* not apply to a *fence* or wall six feet (6') or less in *height* nor to a retaining of less than six feet (6') in height that is not classified as a *shoreline flood and erosion control structure* nor to an unroofed terrace; but no *fence*, wall or terrace *will* be located within the right-of-way of any *street*, and no solid fence, wall or terrace more than four feet (4') in height *will* be located closer to the street line than the front façade of the principal building.
- *7. **Sign.** Certain permitted *signs*, as specified in Section 62, may extend within lesser distances of a property or *street line*.
- *8. **Minor Accessory structure in a residence district.** In a Residence District, an unattached *accessory structure* that is twenty feet (20') or less in *height* and four hundred square feet (400 s.f.) or less in *gross floor area* may meet the lesser *setback* requirement for minor *accessory structures* as specified in the *district*.

Any minor *accessory structure* that is ten feet (10') in *height* or less and one hundred twenty square feet (120 s.f.) or less in *gross floor area* located on a *lot* less than twelve thousand five hundred square feet (12,500 s.f.) may reduce the rear or other property line *setbacks* for minor *accessory structures* by one half (1/2).
- *9. **Special setback from tidal wetlands.** No *building, structure, patio, deck* or platform six inches (6") or more in height from existing grade or filling or grading or excavation is permitted within fifty feet (50') of a *tidal wetland*, except:
 - a. Construction, filling, grading or excavation when associated with the installation of a Health Code compliant septic system when no other suitable land is available. Fill *will* not exceed the absolute minimum required to meet the Health Code.



- b. The minimum amount of filling or grading permissible to meet minimum Building Code requirements for frost protection when:
 - (1) A foundation is adjacent to the special setback;
 - (2) A variance is obtained to encroach within the setback.
 - (3) A *structure* is elevated to meet the Flood Plain Management Ordinance of the Town.
- c. Residential docks when constructed solely for access to the water.
- d. *Buildings* or *structures* used in association with a permitted *use* in the MC District approved by the Commission as a Special Exception.
- e. Uses customary or incidental to the use or enjoyment of property that typically do not require a Certificate of Zoning Compliance or require minimal or no anchoring to the land, including, but not limited to, bird house, clothesline, mailbox or play equipment.
- f. Uses customary and incidental to public recreation or environmental protection.
- g. Maintenance of public roads or drainage systems.



Harvey's Beach



view from Founders Memorial Park

Conservation or preserve open space for other functions – ecosystem, aesthetics, economics or public health and safety – pursuant to these regulations.

Exclude any commercial active recreational use or private area associated with any individual dwelling unit from the calculation for the area to be permanently dedicated as open space, including any driveway, parking, or accessory facility or area.

Be purposeful in accommodating outdoor space for public gatherings, small crowds, festivities, bonfires, fairs, block parties, etc.

Landscape the entrance road or drive to any major development with an approach that accommodates multiple users and distinguishes the property as a destination.

Avoid gated areas or enclaves other than for campuses where used for security purposes.

Place identification and directional “way-finding” signage, an interesting interpretive “education station” or site furniture, such as a bench, trash receptacle or lighting of the pathway or parking.

Sidewalk Plan

Old Saybrook considers a “complete street” as more than a place through which people pass – the movement is an occasion to stay awhile and interact with others.

68.1.3 Outdoor space

- ☐ Is permanent access to abundant light, air and views somewhere nearby?
- ☐ Is the outdoor space designed as comfortable and welcoming to attract and retain visitors?
- ☐ Are conservation areas identified to encourage awareness, stewardship and a local “sense of place”?
- ☐ Do public spaces include as many seating opportunities as possible?
- ☐ Can residents, patrons and visitors monitor and control the areas around their homes and places of work to deter criminals and to reduce crime?

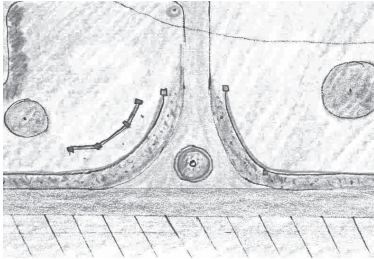
Outdoor space, whether public or private in ownership, is type of open space that ranges in scale and character, as deemed appropriate by the Commission, for the active or passive use for which it is intended. Methods of fulfilling this requirement include but are not limited to:

- A. **Public, common or shared place.** Any development proposed to create a new neighborhood or significantly contribute to the pattern of an existing neighborhood, including an incentive housing development, open space subdivision, planned residential development or two-family dwelling, will provide public, common or shared open space as required by these regulations for recreation, leisure, socializing or interfacing with mixed uses. The area of any series of open spaces on any property will average at least one-half (1/2) acre in size.
 1. **Boulevard.** Any development located along U.S. Route 1, including that portion terminating at Ferry Point, will contribute to the overall scheme of a tree-lined canopy over either side of the connector strip, including the pedestrian and bicycle corridor; the boulevard runs between a series of intersections identified as pedestrian nodes and surrounded by higher density mixed-use development and green outdoor spaces.
 2. **Access or circulation drive.** Designate all residential drives as available for public use and not gated.
 3. **Sidewalk or path.** Any development may make use of its proximity to a public sidewalk or its own on-site paths to create an outdoor space by



bumping out a space of not less than eighteen square feet (18 s.f.) on either side of the walkway such as for a bench or picnic table.

4. **Park or green.** Any development further than one-quarter ($\frac{1}{4}$) mile from an existing park, green, square or plaza may provide or allocate adequate space of at least seventy-five hundred square feet (7,500 s.f.) in area with a maximum width of seventy feet (70') and a minimum length of one hundred fifty feet (150') for the same purpose.



5. **Playfield or sports field.** Any development further than a one-half ($\frac{1}{2}$) mile from an existing facility or more than one-quarter ($\frac{1}{4}$) mile from a recreation center, gym or park with outdoor active recreational facilities may provide or allocate at least one (1) acre in size for the same purpose.
6. **Tot lot or play area.** Any development, other than an age-restricted development, further than one (1) mile from an existing playground may provide or allocate adequate space of at least at least seventy-five hundred square feet (7,500 s.f.) in area for the same purpose.
7. **Coastal access.** Any development within the coastal boundary, other than a single-family residential use on a lot, proposing a non-water dependant use *will* mitigate that consequential adverse impact on future water dependent development opportunities or activities by providing or allocating meaningful public



Use a rectangular shape in creating a plaza or green such that one can recognize the face of a person entering from the other side; extend the other dimensions such that a loud voice can just barely be heard.

To the extent possible, keep outdoor space to the south of the building with which it correlates; avoid a band of shade between the building and sunny part of the outdoors.

Design active open space facilities in a manner to adapt to each use at different times of the day or year, and install durable, vandal-resistant and low maintenance equipment.

Use low walls, fences or dense plantings as a visual boundary for areas intended for families without visually secluding the space from a sidewalk or other shared spaces so that there is a sense of safety.



Connecticut Coastal Management Act

The responsibility lies with the Zoning Commission, Planning Commission and Zoning Board of Appeals to uphold the policies of giving high priority and preference to uses and facilities that are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

Make access to open spaces easy with on or near site parking, walkways through the site or connections to public sidewalks, and gentle slopes.

Provide fencing, watering systems, soil or garden bed enhancements, secure storage shed, and pedestrian access.

Capture any opportunity to provide a comprehensive view from which to reassess the shape and scope of the surroundings.

Sufficiently separate a contemplative space away from privacy conscious neighbors, dogs, industrial activities or other noise or visual distractions.

Create a progression of landscape thresholds that people pass through to gradually reveal the features of a site.

Create walls with fences, sitting walls, screens, hedges or the exterior walls of the building itself.



balcony at Eden Harbor

Build each private outdoor space with enough enclosure to take on the feeling and comfort of a private room even though it is open to the sky or only partially roofed.

Separate public and private outdoor space via plantings, fences or adequate space between public and private activity areas.

access in a strip of land along the water's edge with amenities sufficient to access the water, such as a fishing pier, transient boat slip, car-top boat ramp, open-air kayak, canoe or dinghy rack, or scenic overlook, as determined appropriate by the Commission or the Zoning Board of Appeals.

8. **Community garden.** Any development may provide or allocate growing space, such as a neighborhood farm or community garden, where sufficient solar access exists, and related facilities, such as a greenhouse, on the basis of no less than ten (10) square feet of growing space per dwelling unit.

Greenhouses are prohibited from front yard areas that face a street.

9. **Scenic overlook.** Any development with access to vistas of particular note, whether a man-made townscape, natural resource or a point of interaction between, may provide or allocate an area or series of areas sufficient to give residents, visitors or patrons an opportunity to view from a public, common or shared area.
10. **Landmark or sacred site.** Any development encompassing any geographic area or sequence of spaces that is locally known as a place, landmark or site of some cultural distinction to be preserved may provide or allocate sufficient adequate outdoor space and make appropriate improvements to promote its public meaning.

- B. **Private area.** In any incentive housing development, open space subdivision, planned residential development, mixed-use development or *two-family* dwelling, a private area for each dwelling unit *will* be dedicated as deemed appropriate by the Commission. Any

balcony, porch, patio or terrace should be at least six feet (6') deep and, wherever possible, partially recessed into the façade of the *building* for privacy.





- 68.1.4 **Facilities for Community Amenities.** In any incentive housing development, open space subdivision, planned residential development, mixed-use development or *two-family* dwelling, facilities for on-site amenities *will* be grouped as a central feature and organized as mutually supportive in accommodating similar functions, social patterns or hours of use.

Comparable amenities within one-quarter (1/4) mile of any organized area of activity may be substituted for provision on-site if pedestrian paths between uses are made as direct as possible.

1. **Community building.** A community *building* may be dedicated for public, common or shared uses, including but not limited to, laundry, social gathering, maintenance, meeting room, kitchen or craft room, on the basis of no less than fifteen square feet (15 s.f.) per dwelling unit or commercial use as deemed appropriate by the Commission.
2. **Information station.** One (1) free-standing kiosk or covered bulletin board of no more than six square feet (6 more than forty-eight square feet (48 s.f.) total of all sides may be installed within fifteen feet (15') of any grouping of on-site shared amenities listed in this section.
3. **Mailboxes.** Mailboxes may be unobtrusively centralized in an outdoor location so as to be handicap accessible, convenient for residents or protected from the weather yet accessible to the mail service and large enough to accommodate receipt of packages.
4. **Storage.** Provision for attached, sheltered, secured storage, such as a detached shed, automobile garage or utility closet, for each dwelling unit *will* be provided and setback from property lines in accordance with these regulations. Any *in-building* secondary storage facility in a multi-family development *will* be made handicapped accessible.
5. **Garbage, trash compactor or recycling.** Any dumpster or large bin to remain outside for garbage collection or recycling *will* be in a permanent location on a concrete pad with enclosures suitable to screen it from view.

Locate service areas, such as loading, delivery, trash compaction, etc., away from the entry or private outdoor space for the residential component of a mixed-use development.

Include backs and arms on outdoor seating for the elderly, and place as observation points of activity.

Design all amenities for safety, handicapped accessibility, ease of supervision and proximity to other shared spaces.



Consider providing handicapped accessibility and protection from weather for mailbox holders.

Anticipate the need for retailers to bring outdoor display materials into the store for the night without blocking emergency access ways.

Use the north or shady side of a *building* to keep the car, garbage, storage, shed or interior parts of a *building* that do well without sunlight.

Use outdoor illumination for safety, security, convenience and comfort of human habitat without interfering with the reasonable enjoyment of adjacent properties, the viability of the environment or the character of the neighborhood.

Maintain a:

“dark zone”
for a park or rural setting;

“low zone”
for a residential area;

“medium zone”
for a commercial, industrial or high-density residential area

*See also: [Section 61 Performance Standards](#).

Operate exterior luminaires for public or shared space via photocell controls; for private space, operate by interior switches.

See also: [Section 62 Access, Circulation, Parking and Loading](#) and [Section 63 Signs](#).

6. **Utilities.** Utility lines, such as for gas, sewer, electric, cable or fiber-optics, *will* be located underground, except as otherwise required by FEMA, fire or *building* codes, and should be metered separately for each residential dwelling or commercial tenant unit.

68.1.5 Outdoor illumination

- ☐ Does the operation plan incorporate on-going energy conservation measures?
- ☐ Does the site lighting avoid interference with surrounding habitat?
- ☐ Are wall-mounted emergency egress lights recessed and shielded?
- ☐ Are the security lights motion-sensitive? On a timer? Using a photo-cell?
- ☐ Lights extinguished after business hours?

Exterior lighting of *building* facades, points of access/ egress, landscape features, pathways or vehicular drives via site or *building*-mounted luminaires *will* be designed and maintained to be consistent in performance and uniform in quality.

- A. **Maximum illuminance density.** Exterior lighting should produce a maximum illuminance density in “zones” across any site of no more than:

	horizontal & vertical footcandles
Dark	0.01 fc
Low	0.10 fc
Medium	0.20 fc

1. **Natural habitat.** The maximum lighting power density *will* be that of a dark zone within fifty-foot (50') of any tidal wetland or tributary of the Connecticut River or within one hundred feet (100') of an inland wetland or watercourse. Light poles may be located at that distance from the resources as long as the neither the horizontal nor the vertical cast of the light spills toward the resource.
2. **Public, shared or common space.** The maximum lighting power density of any zone above that is required for exterior lighting in shared or common portions of any development may be reduced for safety and comfort to no more than



eighty percent (80%) for site illumination, such as for pathways or vehicular drives or fifty percent (50%) for illumination of *building* facades or landscape features.

B. **Site illumination** All exterior luminaires for site illumination *will* be down-cast with full cut-off shields/shrouds directed inward towards the site and away from oncoming motorists.

1. **Floodlight.** Floodlights from *buildings* to locations on-site *will* be directed inward from the property line towards that portion of the site needing illumination. Flood lighting of private property from a luminaire mounted on a utility pole is prohibited.
2. **Pathway.** A luminaire mounted on a light pole, bollard or fixture of no more than fourteen feet (14') along any pedestrian sidewalk, walkway or path may be other than a cut-off fixture if the light source is shielded.
3. **Sports or outdoor recreation.** A court for tennis or other outdoor paddle sports may be illuminated no later than one (1) hour after the end of activities; seasonal use of municipal ice-skating or miniature golf may be illuminated no later than eleven (11 P.M.). Illumination of a golf course or practice area is prohibited; illumination of a playing field is prohibited.
4. **Outdoor display area.** Illumination of display area of exterior sales or special activity at a temporary event with a termination date and time as approved by the Commission.

C. **Building Illumination**

1. **Façade.** The façade of a public *building*, *structure* or monument or those *buildings* designated as historic on the State or Federal Register of Historic Places may be illuminated as-of-right; elsewhere the Commission may permit outdoor illumination of any non-residential *building* by Special Exception only.

Exterior illumination of any landscape feature or the façade of any non-residential or mixed-use *building will* be extinguished before eleven in the evening (11 P.M.).

Down cast, shield and direct light inward from the property boundary.

United States Flag Code

Observe the universal custom to display the flag only from sunrise to sunset and on a stationary flagstaff in the open; however, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

Avoid the poorly-placed and limitless glare of utility-pole mounted security lights especially found in commercial areas.

Engage a practical low-end brightness for holiday/seasonal lighting while being mindful of light spillage passing over property lines.

Install motion sensitive devices on security lights for energy conservation.

Avoid a "wall pack" wherever possible other than a shielded safety light at egress service doors.

Consider installing non-reflective window tint to reduce interior light spill outward and energy costs of cooling solar gain in summer months.

2. **Canopy.** Luminaires or fixtures under any commercial or industrial canopy (e.g. gas station), portico, porte cochere or other overhead *structure* (e.g. drive-through window) *will* be recessed and shielded such that the source of any light is not visible from outside the property line.
3. **Wall.** Non-shielded wall-mounted fixtures are prohibited on any *building* except for a temporary event with a termination date and time as approved by the Commission.
4. **Interior.** Interior illumination of operations or activity in non-residential structures *will* be reduced sufficiently to appear closed for business within one (1) hour of closing or after-hours business activity, such as re-stocking, excluding twenty-four (24) hour commercial uses.

68.2 Building Design

- ☐ Does the architecture maintain a balanced relationship between prominent natural land features, prevailing vegetation patterns and adjacent land use development with regard to organization, visibility and character?
- ☐ Are the patterns and the architectural features of the development compatible with the visual character of the surrounding buildings?
- ☐ Are advertising iconic images or motifs on buildings or signs minimized so as to not detract from the coherent and distinctive identity of Old Saybrook?

The architectural plans for any new construction, addition or renovation of an existing development will 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.

* Single-family dwellings that are not a part of any incentive housing development, open space subdivision or planned residential development are exempt from this section of the regulations.





68.2.1 Building Type

In accommodating the use for which it is constructed, design of a *building* or *structure* will take into account the context of the types of *buildings* that define the surrounding neighborhood, as well as the long-term adaptability of its configuration for growth or for different uses also permissible in the district.

Standardized *buildings* or *structures* that identify the owner or occupant by a trademarked architectural style are regulated pursuant to Section 3 Signs.

Proposals for new building construction that use a particular historical style should utilize accurate elements of that style.

Harmonize buildings and operations of franchise businesses with surrounding architectural styles.



single-family residential



duplex / two-family residential or accessory apartment



townhouse



mixed-use



commercial



multi-family residential



marine



institutional



industrial

68.2.2 Exterior Materials

- ☐ Do the building materials provide visual interest or texture to the building?
- ☐ Is the life cycle of existing building stock extended, resources conserved, waste reduced or environmental impacts of material manufacturing and transport eliminated by using recycled or salvaged materials?
- ☐ Is the reuse of a historic building encouraged to preserve its historic materials and character?

The Commission may require exterior materials that complement and enhance those already common to the neighborhood; exterior materials should be consistent across a majority of the entire exterior of a *building*.

Use materials appropriate to the building's style:



Use wood as the time-honored tradition of shoreline structures whether as siding or trim materials – shiplap, shingle, clapboard or board and batten.

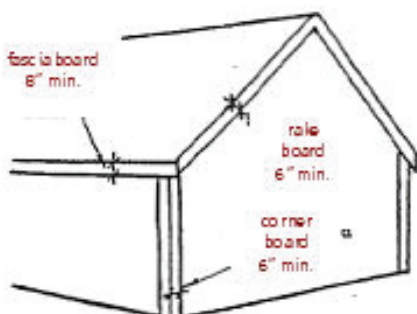
Construct institutional uses of brick in the town center; full-size brick veneer is preferable to brick tile.



Mortar a masonry veneer and use bullnose pieces to give the appearance of structural masonry.

Wrap masonry around corners; terminate only at an interior corner to transition materials.





Rake and corner boards *will* be a minimum nominal width of six inches (6"); fascia trims, eight inches (8").



Use stone and stone veneers as a special material for wall panels or sills in combination with other materials.



Use tile, stucco or metal wall surfaces sparingly as they are not typical *building* materials in Old Saybrook but may be acceptable for small *buildings* or limited areas of larger *buildings*.

Avoid synthetic siding materials unless detailed in a manner of traditional siding (corner board, rakes, fascia, etc.)

Detail any poured-in-place or pre-cast concrete as a basic *building* material or finished with special consideration in formwork, pigments or aggregates that can create rich surfaces to be compatible with surrounding *buildings*.

Trim & Details

With approval of the Commission, modify the width of trim detail on new or exterior alterations to be compatible with surrounding architecture.

68.2.4 Façade

- ☐ Are windows and doors balanced in their placement on the facade?
- ☐ Is the facade embellished in such a way as to make new development compatible with the surrounding architectural context
- ☐ Is the facade of the large building articulated to reflect and reinforce the architectural rhythm of traditional, smaller buildings in the neighborhood?

Uninterrupted means without windows, doors, changes in wall plane, surface ornamentation, or other treatments that cause *building* facades to be treated as fronts that are related to the street frontage.

Evoke the rhythm of historic shop fronts or mixed-use town center, add visual character, and maintain the pedestrian scale of the streetscape.

Carry windows, wall panels, pilasters, *building* bays and storefronts across otherwise windowless walls to relieve blank, uninteresting surfaces.

Articulate side and rear facades in a manner compatible with the design of the foremost façade.

Though literal symmetry is not necessary, a general balance between façade elements is harmonious to the eye.

A new *building*, addition or renovation of an existing *structure* *will* reflect or reinforce the proportions, rhythm or attention to detailing established by the facades of *structures* on lots with two hundred feet (200').

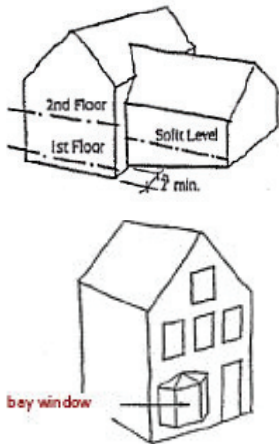


- A. **Articulations in facade.** Any *building* façade with an uninterrupted length that is greater forty feet (40') in length and facing a street, publicly-owned land or designated common area, such as a parking area, *will* be articulated into a smaller elements or “bays” the average length of which each *will* be no greater than thirty horizontal feet (30') nor exceed forty percent (40%) of the façade’s total length, whichever is less.





B. **Recesses in facade.** Recesses *will* be a minimum of two feet (2') feet deep. Between full *stories*, there *will* be no change of floor level without a minimum two-foot (2') change in the façade.



*C. **Projections from facade.** Pilasters, belt courses, sills, cornices, marquees, canopies, awnings, eaves, similar architectural features or open fire escapes may project into an area required for *setback* from a *street line*, property line or Residence District boundary line as specified for the *district*.



Arcades should not reduce the sidewalk width to less than four feet (4').



Across building frontage, incorporate recessed entries; recessed or projecting bays; expression of architectural or structural modules and detail; or variations, such as surface relief, expressed joints and details, color and texture.

Maintain bay windows, porticos, porches or historical façade projections as subordinate in proportion to the size of the façade

Balconies and bay windows are encouraged.



Whenever on-site paths run along the edge of a *building*, use an overhang, awning, canopy, etc. to shade or shelter pedestrians or use continuous arcades, pergolas, etc. to connect *buildings* to one another.

Include windows, doors or other signs of human occupancy on any side of a building that has frontage on a sidewalk or street.

Affix a front porch or balcony to enhance architectural interest and create an opportunity to visit for both pedestrians and occupants.

Where buildings adjoin in a commercial or mixed-use setting, consider creating or maintaining a visual distinction between upper and lower floors of multi-story buildings.

Secondary entrances located on rear alleys or parking lots are encouraged.

Avoid creating facades in which the second or third story overhangs the first story.

In order to modulate its scale, separate the base, middle, and top, of a multi-story building by articulating with cornices, string cornices, step-backs or other features.

D. **Street-level story.** Exposed foundation walls *will* be minimized. The sill of any window on a *building* intended for residential use should be at least five feet (5') above the street or at a height high enough to be private. Where a *building* is set behind the front lot line on other than a narrow street, an unenclosed porch may encroach into the required front yard by one-half (1/2) the required setback distance.

E. **Upper stories.** For *buildings* or *structures* greater than one and one-half (1 1/2) stories in height, a strong horizontal treatment (e.g. cornice line or frieze) *will* occur at the first story. Divisions of ground and upper floors *will* be consistent across a *building* frontage.

Wherever feasible, upper-level offices or apartments *will* be accessible from functional entries on the sidewalk.





68.2.5 Entry

All principal *building* entrances *will* be oriented toward and visible from the street or provide direct access to sidewalks or pathways.

- A. **Functioning entry.** Each principal *building* or each individual *building* occupant on the street side of any *building* will be provided with a public entrance or a shared public entrance vestibule on the street side of the *building* or on the side of the *building* readily accessible by pedestrians from public sidewalks along the street.

No principal *building* or individual *building* occupant should have its only functioning public entrance located farther than three hundred feet (300') from the street line, measured along the route of pedestrian access from the street sidewalk.

- B. **Transition space.** A development may transition the entry from the street or a parking area to the front door of any dwelling unit or group of front doors by recessing the space or locating it along the side of the *building*.



Give the main entrance of a building a bold, visible shape that stands out at a point where it can be seen immediately from the main avenues of approach.

Secondary back entries or entrances from courtyards that face the street are encouraged to supplement the principal functioning entry.

Wherever possible, maintain "visibility" by handicapped persons and a defensible field of visibility.

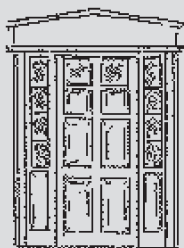
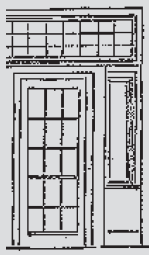
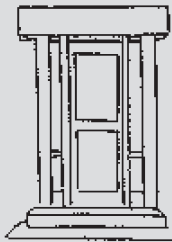
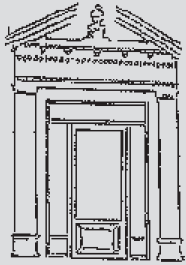
Mark any transition space along any path that connects street and entrance through a transition space with a gateway or a change in direction, surface, grade or view.

One-story porches of any size are encouraged, including entry porches, full front porches or wrap-around porches.

Doorways to upper floors will be visually separated from street-level shop entries, and doorway location and design should seek to minimize confusion.



C. **Entry style.** Doors *will* be common to the neighborhood.





68.2.6 Window

- ☐ Are the building's outdoor spaces made safe by overlooking windows?
- ☐ Do all exterior walls have windows, especially if they face the street or any public or semi-public space?

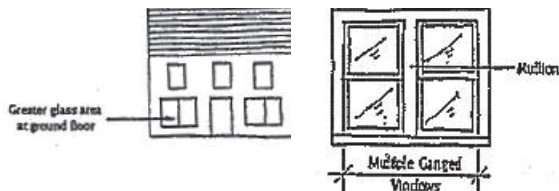
A. **Window placement.** Windows should be inset a minimum of three (3) inches from any masonry wall surface to add visual relief to the wall.



B. **Window ratio of facade.**

1. No less than twelve percent (12%) and no more than thirty-five percent (35%) glass area *will* be employed on the foremost front-facing façade of a *building*.
2. Generally, accrue no more glass at upper floors than at the ground floor.
3. No more than thirty-five percent (35%) glass area *will* be employed on other facades.

C. **Window trim.** All windows and doors *will* be framed with a minimum casing width of three-and-a-half inches (3 1/2").



Align windows vertically on the top and bottom floors.

Measure glass area per façade as inclusive of muntin and sash, but exclusive of casings.

Windows on upper floors should not be larger than windows on the first floor.



Singly-cased windows are encouraged; multiple ganged window configurations are acceptable.

Avoid sliding glass doors or reflective glass, and continuous strip windows without major vertical divisions on front building facades.

Maintain a human scale.

On the upper floor of any building, place operable double-hung, casement, awning or pivot windows, or a combination of any two types.



Break the expanse of main floor display windows with muntins.

Maintain the aspect ratio of the window panes proportionate to the dimensions of the window itself.

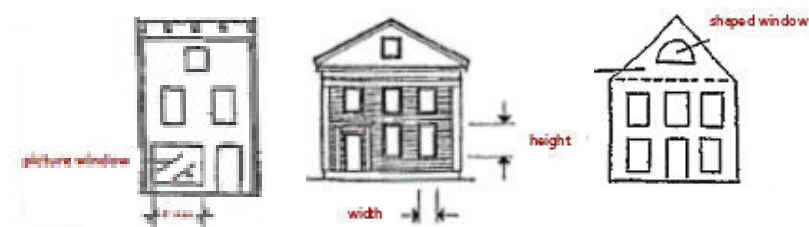
In general, all windows should be taller than they are wide. This is true of windows on the first as well as upper floors.

D. Window width.

1. On the entry levels of commercial uses, windows *will* be no greater than six feet (6') wide.
2. Avoid windows wider than three feet (3') in residential, upper stories of mixed-use *buildings* or transitional settings.

E. Window size.

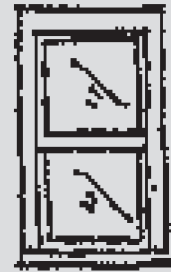
1. Except on storefronts, windows *will* be vertical in proportions ranging from a 1:2 to a 3:5 ratio of width to *height*.
2. Shaped windows and windows of a 1:1 ratio are acceptable within the triangle created by converging floor planes and at decorative entries and where combined in a Palladian configuration.
3. Elliptical “eyebrow” windows of a 1.5:1 to 3:1 ratio range are acceptable just below the roof eaves.



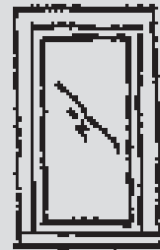


F. **Window style.** Windows *will* be common to the neighborhood and consistent across a majority of the entire exterior of a *building*.

Use windows appropriate to the *building's* style:



double-hung



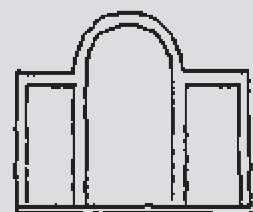
casement



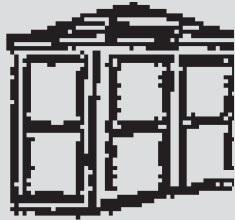
half-round



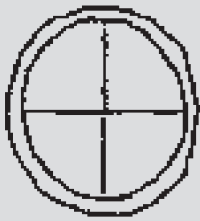
elliptical



Palladian



bay



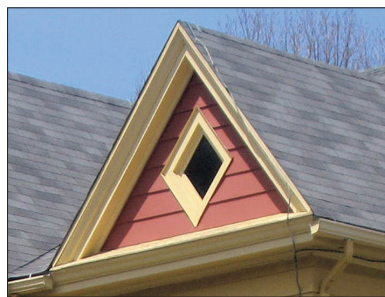
round



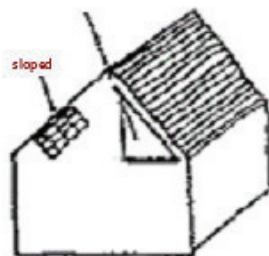
triangular



other



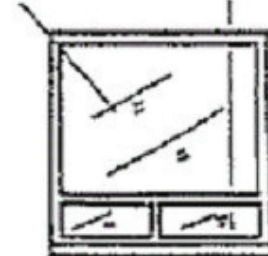
triangular



sloped

picture

awning



Avoid triangular, sloped, picture or picture / awning combination windows.

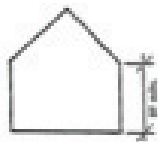


68.2.7 Roof

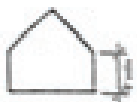
- ☐ Does rehabilitation of any existing building identify, retain and preserve the roof or the functional or decorative features that define the overall historical character of the building?
- ☐ Are additions to existing buildings, such as for residential, office or storage space; elevator housing; decks or terraces; dormers or skylights, located so as to not damage or obscure character-defining features of the building's roof?
- ☐ Can mechanical and service equipment, such as air conditioning, transformers or solar collectors, be located so as to be inconspicuous from the public right-of-way or adjacent properties?

A. Roof eave.

1. A maximum two-story eave height is encouraged and should compare to those within 200' of the lot. The first floor level of a two-story façade will not exceed a height of four feet (4') above the grade at the street face of a building.
2. The roof eave on a main roof will be a minimum of ten feet (10') above the grade at the building front entry.



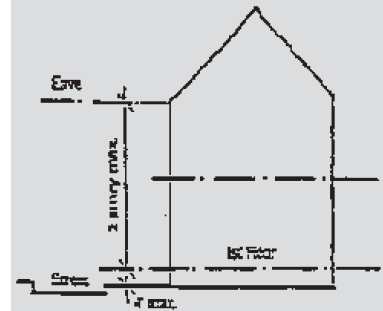
Habitable



Non-habitable

The main roof of non-habitable accessory buildings, such as pump houses and tool sheds, will be a minimum of four feet (4') above grade.

3. Mechanical equipment, including metal chimneys and elevator penthouses at grade, attached to, or on the roof of a building will be screened from view from streets or adjacent properties or will be integrated into the overall design of the building by use of materials, placement, roof shape or form or by other means.
4. Any building or structure more than forty feet (40') in length will vary its roof line at the eaves a minimum of one foot (1') at intervals averaging no more than thirty feet (30').



Retain story heights within the range of those in surrounding buildings.

Two-story mixed-use buildings are encouraged.

Shield heating, ventilation or air-conditioning equipment so as not to be visible from the street.



B. Roof detailing.

- ☐ Are the roof features consistent with the period styling of the building?

Add dormers, lanterns, turrets, eave breaks or skylights in proportion to the overall size of a roof.



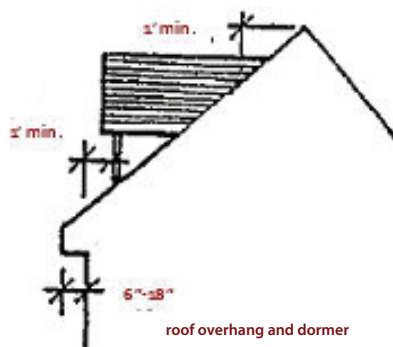
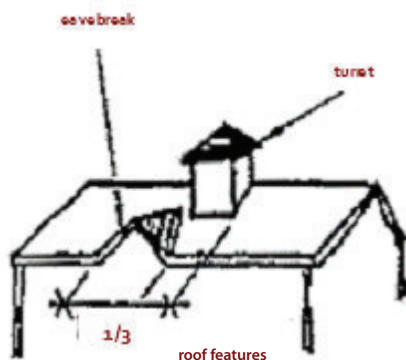
The roof pitch of a gable dormer should match the roof pitch of the primary roof.



The face of a dormer should be minimal in height and made up mostly of window area.



Avoid a shed dormer that is inset or envelops the primary roof slope.

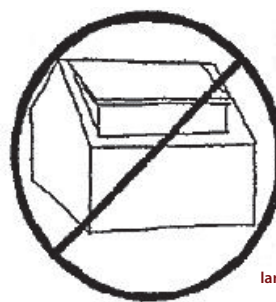
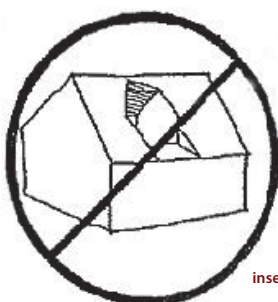
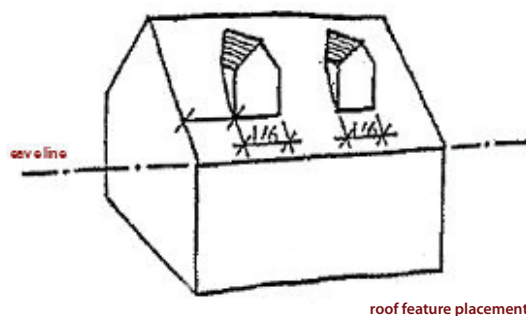


1. Roof features cumulatively may interrupt the roof plane no more than one-third ($1/3$) of the length of the eave.

2. A dormer roof *will* connect to the primary roof at least one foot (1') below the primary roof ridge line.

A roof may overhang by six to eighteen inches (6"-18").

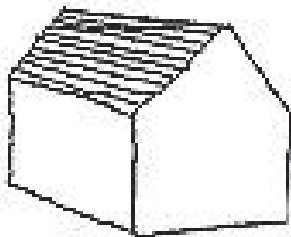
3. A dormer *will* be set back from the face of a *building* by at least one foot (1') and from the sides of a *building* by at least three feet (3').





C. **Roof style.** The shape of the roof *will* compare to the majority of roofs within the neighborhood.

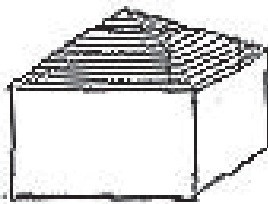
Flat roofs without cornices are prohibited.



gable



flat



hip



false front



The roofs of party wall *buildings* should be simple gable or flat roofs with cornices rather than interrupted by complicated or dominating roof designs visible from the street.

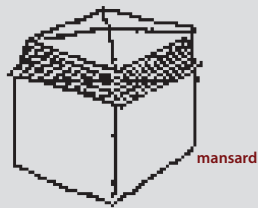
Reinforce the line of party wall *buildings* with parapets, projecting cornices or decorative roof overhangs.



The two roof types that are predominant and encouraged in Old Saybrook are gable or hip for a main roof.



Although there are few examples of a false front in Old Saybrook, use this roof type (preferably attached to other *buildings*) for *infill* development in the town center.

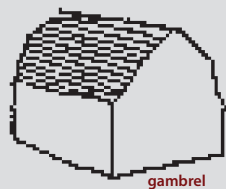


Avoid a mansard roof type because it is not common to Old Saybrook's commercial or mixed-use development, except in its modern ability to act as a screen for rooftop mechanical systems.

octagon



saltbox



Vary roof forms within a block or even within a building, incorporating parapets, decorative cornice treatments, belt courses or window bays.

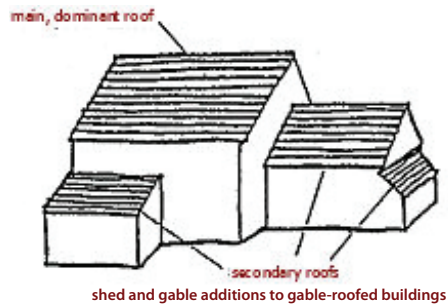




D. Roof massing.

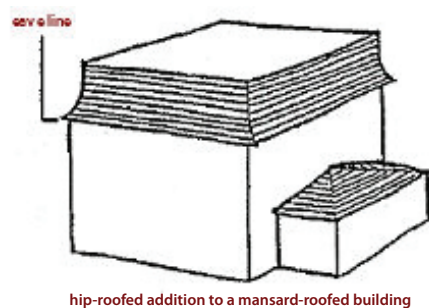
- ☐ Is the main or dominant roof of a small building a simple roof consisting of a single roof type?
- ☐ As a building's size increases, can it remain in character with its surroundings?

Roof forms *will* complement the principal *building* in terms of style, detailing and materials.

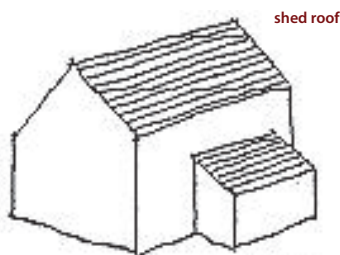


Make the main roof of a large building complex by the addition of lower, intersecting secondary roof types.

Combine any main roof with a secondary or subordinate shed, gable or hip roof.



Combine a mansard main roof only with a secondary shed or hip roof than lower than the mansard eave. Use a mansard roof with a second empire or Italianate style of architecture.



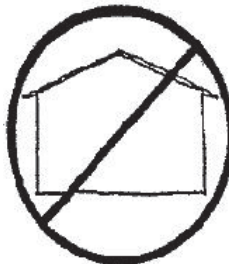
Attach the highest roofline of the shed roof as a secondary roof to the dominant building mass.



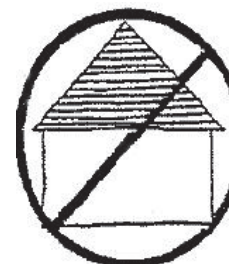
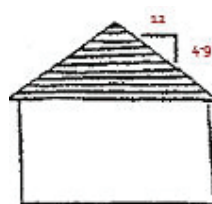
Avoid a flat roof except when used to maintain consistency between adjacent facades. Otherwise, include cornice, balustrade, ornamentation or other variation of silhouette.

E. Roof pitch.

1. A gable roof may vary in pitch from 7:12 to 14:12. Avoid pitches below 8:12 on a primary gable roof.

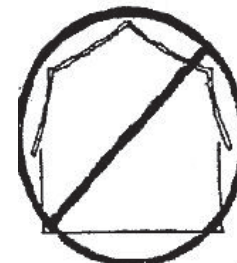
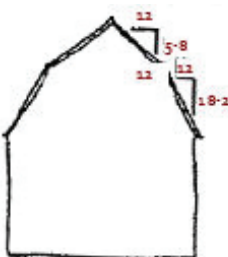


2. A hip roof may vary in pitch from 4:12 to 14:12.



Gambrel roofs have different pitches on their upper and lower roof planes.

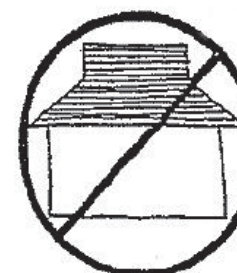
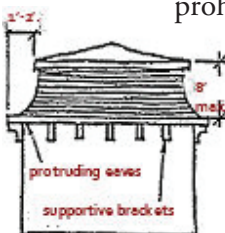
3. Upper roof pitches may vary from 5:12 to 8:12 while lower pitches may vary from 18:12 to 20:12. The most typical and harmonious arrangement is an upper roof pitch of 5:12 and a lower roof pitch of 20:12.



The height of a mansard roof should be in proportion to the size of the façade below.

Dormers are encouraged on a mansard roof, but skylights are not.

4. A mansard roof may not exceed eight feet (8') in height from eave to ridge. Modern imitations that lack the proportions of historic mansards are prohibited.



5. A shed roof may vary in pitch from 4:12 to 14:12.



F. Roof materials.

The following roofing materials are encouraged:



slate



wood shingles or shakes



Colors should be neutral in tone.

Asphalt roof shingles are acceptable.



standing seam metal



ARTICLE VII

ADMINISTRATION and ENFORCEMENT

SECTION 71 BOARD OF APPEALS

- 71.0 [Reserved]
- 71.1 Authority
- 71.2 Powers and Duties
- 71.3 Flood Plain FP Zone

SECTION 72 ADMINISTRATION

- 72.0 [Reserved]
- 72.1 Enforcement Officer
- 72.2 Applications
- 72.3 Additional Application Requirements
- 72.4 Fees
- 72.5 Staking
- 72.6 Referral
- 72.7 Approval and Issuance
- 72.8 Inspections
- 72.9 Orders

SECTION 73 PENALTIES AND REMEDIES

- 73.0 [Reserved]
- 73.1 Penalties
- 73.2 Remedies

SECTION 74 AMENDMENTS

- 74.0 [Reserved]
- 74.1 Petition
- 74.2 Administrative Policies

SECTION 75 VALIDITY

- 75.0 [Reserved]
- 75.1 Use
- 75.2 Building, Structure or Lot

SECTION 76 EFFECTIVE DATE AND REPEAL

- 76.0 [Reserved]
- 76.1 Effective Date
- 76.2 Repeal

POLICIES

- No. 1 Petitions
- No. 2 Fees



SECTION 71

Zoning Board of Appeals

71.0 [Reserved]

71.1 Authority

The Zoning Board of Appeals has all of the powers and duties prescribed by these regulations and the General Statutes of the State of Connecticut, and the Board may adopt rules and procedures necessary to exercise its authority.

71.2 Powers and Duties

The powers and duties of the Zoning 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 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 the *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 Flood Plain Zone

These Regulations impose special requirements applicable in the Flood Plain Zone and under Section 54, incorporate requirements of the “Flood Plain Management Ordinance, Town of Old Saybrook, Connecticut”. The Zoning Board of Appeals will hear and decide appeals and requests for variances from the Flood Plain Zone requirements and the Town code. The Board will 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 the Ordinance;
 - A. To issue variances from the standards of Section 54 and the Ordinance, under the general considerations set forth in Paragraph 5.2 and the conditions for variance specified in Paragraph 5.3 of the Ordinance.
 - B. 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 condition of Paragraphs 5.2 and 5.3 of the Ordinance.

- C. 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 one hundred feet (100') of any portion of the land involved in any decision of the 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 the municipality is located in the same manner as provided under the provisions of §8-8 of the General Statutes of the State of Connecticut.



SECTION 72

Administration

72.0 [Reserved]

72.1 Enforcement Officer

The Commission will appoint an Enforcement Officer who will have the responsibility and authority to enforce the provisions of these regulations. The Commission may appoint deputy Officers to assist and act for the Enforcement Officer.

72.2 Applications

All applications for Certificate of Zoning Compliance will be submitted to the Enforcement Officer and will be accompanied by three (3) copies of a Plot Plan, 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*, *gross floor area*, *building/structure 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 the 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 Zone, flood plain boundary and elevation data as specified in Paragraph 54.2.3;
- 72.2.7 Within one hundred feet (100') of any *wetlands*, water body or related embayments and in all other cases that involve a *disturbed area* of one half (1/2) acre or more, all construction, including *dwellings*, will make provision for *soil erosion* and *sediment* control in accordance with Section 66, unless a separate Soil Erosion & Sediment Control Plan is submitted.
- 72.2.8 Such additional information as may be necessary to determine compliance with the provisions of these regulations. In addition, other plans, drawings, data, and statements necessary to determine compliance with the provisions of these regulations will accompany the application. For proposed construction involving only interior alterations, or exterior alterations with no enlargement or extension of the *building* or *structure*, the Enforcement Officer may waive the required submission of a plan drawing. A land surveyor or engineer, licensed to practice in the State of Connecticut, will prepare and certify applications that pertain to *nonconforming buildings* or *structures* or a *nonconforming lot*.

72.3 Additional Application Requirements

The application for Certificate of Zoning Compliance will also be accompanied by the following when applicable:

72.3.1 **Article V and Section 65.** When required by the provisions of Article V and Section 65 of these regulations, the application will be accompanied by additional applications and related statements of *use*, site plans, architectural plans, and other plans and drawings specified. The plans and drawings if incorporating all of the information required for a plan drawing under Paragraph 72.2, may be substituted for the plan drawing.

72.4 Fees

Each application for Certificate of Zoning Compliance, and related additional applications, requests for certification and provision for inspection under these regulations will be accompanied by fees as set forth in the Town code.

72.5 Staking

The Applicant will not commence any new construction until stakes or markers have been accurately placed on the *lot* indicating the location of proposed construction and the *lot* lines. The Enforcement Officer may require the placement of stakes or markers, certified by either a land surveyor or engineer licensed to practice in the State of Connecticut.

72.6 Referral

The following referrals, made by the Enforcement Officer, are applicable to particular applications for Certificate of Zoning Compliance:

72.6.1 An application may be approved only after approval of a Site Plan, approval of a Special Exception *use* or other action by the Commission, Planning Commission or Board of Appeals as specified in these regulations, the application will be referred to the Commission or Board upon receipt.

72.6.2 A copy of any site plan or plot plan, received in connection with an application for Certificate of Zoning Compliance, a Site Plan or a Special Exception and pertaining to a *lot* in the *Gateway Conservation Zone*, will upon receipt be transmitted to the Connecticut River Coastal Conservation District with a request for its technical review and advisory opinion.

72.6.3 A copy of any *Soil Erosion & 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 67.



72.7 Approval and Issuance

The Enforcement Officer issue a Certificate of Zoning Compliance when all of the requirements of these regulations have been met. No application will be considered approved and no Certificate will be considered issued unless signed by the Enforcement Officer or Deputy. Within ten (10) days after notification by the Applicant that the premises are ready for occupancy, or within ten (10) days after receipt of the certified measurements if required, the Enforcement Officer will issue or deny a Certificate. One (1) copy of the plan drawing or drawings will be returned by the Enforcement Officer to the Applicant. The following additional requirements will apply to the approval of applications and issuance of Certificates.

- 72.7.1 **Sanitation.** Where a proposed *use* or a proposed *building* or *structure* involves the installation, extension, relocation or reconstruction of a private sewage disposal or water supply system, no application for Certificate of Zoning Compliance will be approved until plans for the system have been approved by the Connecticut River Area Health District; no Certificate of Zoning Compliance will be issued until the system has been completed and approved by the Connecticut River Area Health District or until the *use* or *building* or *structure* has been provided with connections to a public sanitary sewer or public water supply system.
- 72.7.2 **Conditions.** Any maps, plans, documents, statements, and stipulations submitted to and approved by the Commission, Planning Commission or Board of Appeals in connection with any action of the Commission or Board, and any conditions of approval attached by the Commission or Board, will be conditions for approval of an application for Certificate of Zoning Compliance by the Enforcement Officer.
- 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 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. A temporary certificate will not be issued unless at a minimum the final course of paving, parking lot striping, directional *signs* and driveways to the structure are completed
- 72.7.4 **Other Permits.** Approval of an application or issuance of a Certificate will not be construed to constitute compliance with any other regulation, ordinance or law or to relieve the Applicant from responsibility to obtain any other necessary permits. The Enforcement Officer may use discretion in withholding an approval of an application or issuance of Certificate until any the permit has been approved and obtained by the Applicant.

- 72.7.5 **Soil Erosion and Sediment Control.** When a proposed *use, building or structure* or site development involves a *disturbed area* of one half (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 will be approved until a Soil Erosion & Sediment Control Plan in connection therewith has been certified in accordance with Section 67 and no Certificate of Zoning Compliance will 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 will furnish to the 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, allowing the location and *setback* distances for *buildings* and *structures* on the *lot* as built. While the certified plan is not required for subsequent minor additions, alterations and *outbuildings*, the 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 will be prepared and certified by a land surveyor licensed to practice in the State of Connecticut.
- 72.7.7 **Special Flood Hazard Areas.** Where a proposed *building/structure* involves activity within a FEMA designated A , A1-A30 or V1-V30 zone on the Flood Insurance Rate Map for the Town of Old Saybrook published from time to time by the Federal Emergency Management Agency (FEMA), no application for Certificate of Zoning Compliance will be approved until plans for the *building/structure* have been approved by the designated Town Flood Engineer or a designated agent for compliance with Flood Plain Management Ordinance of the Town of Old Saybrook Connecticut effective at the date of application; and no Certificate of Zoning Compliance will be issued until the *building/structure* has been completed and approved by the designated Town Flood Engineer or an authorized agent for compliance with the Town code. The Enforcement Officer can approve applications for Certificates of Zoning Compliance or Certificates of Zoning Compliance for *buildings/structures* that are listed as exempt in the Flood Plain Management Ordinance, effective at the date of application.

72.8 Inspections

The Enforcement Officer is authorized to inspect or cause to be inspected any land, *building* or *structure* to determine compliance with these regulations. No Certificate of Zoning Compliance will be issued until the Enforcement Officer has inspected the land, *building* or *structure* involved to determine that the *use* or the *building* or other *structure* conforms to these regulations.



72.9 Orders

The Enforcement Officer is authorized to use judgment in issuing an Order to Stop Work if the *use* of land, *buildings* and other *structures* or the construction, reconstruction, enlargement, extension, moving or *structural alteration* of a *building* or *structure* are not being carried out in compliance with these regulations; the Enforcement Officer will withdraw the Order upon the determination that there is compliance with these regulations. The 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

73.0 [Reserved]

73.1 Penalties

Any person, firm or corporation that violates any provision of these regulations will 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

74.0 [Reserved]

74.1 Petitions To Amendments

The Commission may adopt any amendment to these regulations, including the Zoning Map, which is a part hereof, by the Commission on its own initiative or when initiated by a written Petition only after due notice and public hearing, as prescribed by the General Statutes of the State of Connecticut. Any Petition for amendment will be prepared and submitted in accordance with any rules for submission of Petitions adopted by resolution of the Commission.

See Appendix: Amendments.

74.2 Policies

Administrative Policy No. 1 sets forth the procedures for Petitioning amendments of the Zoning Regulations or Zoning Map.

See Appendix: Policy No. 1.



SECTION 75

Validity

75.0 [Reserved]

75.1 Use

If any provision of these regulations is adjudged by a court of competent jurisdiction to be invalid, the effect of the decision will be limited to the provision expressly stated in the decision to be invalid, and all other provisions of these regulations will continue to be valid and fully effective.

75.2 Building, Structure or Lot

If any provision of these regulations is adjudged by a court of competent jurisdiction to be invalid as the provision applies to a particular building, other structure or lot, the affect of the decision will be limited to the particular building, other structure or lot, and the general application of the provision to other buildings, structures or lots will not be affected.



SECTION 76

Repeal and Effective Date

76.0 [Reserved]

76.1 Repeal

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, will 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 the repeal took effect, but the same may be enjoyed, asserted, enforced, prosecuted or inflicted as fully and to the same extent as if the repeal had not been affected.

76.2 Effective Date

These Regulations, and any amendment or change hereto, will be in full force and effect from the date established by the Commission in accordance with the Connecticut General Statutes.



ADOPTION

1973

Effective Date	Section	Description
October 15, 1973	Administrative	ADD: Rules for Submission for Policy #1
Effective Date	District	Location
April 23, 1973		Zoning Map of the Town of Old Saybrook, Conn.
April 23, 1973	Route 1	Supplementary Map No. 1
September 4, 1973	Route 1	Supplementary Map No. 1
	Riverfront	Supplementary Map No. 4

AMENDMENTS

1974

Effective Date	Section	Description
December 16, 1974	32.2.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	32.3.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	53.6.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	53.6.2 d.	ADD: auto <i>uses</i> in Shopping Center B-2 District
Effective Date	District	Location
February 25, 1974	MCL → A	Map 49 / Lot 4
December 2, 1974	B-3 → B-2	Map 57 / Lot 32-1

1975

Effective Date	Section	Description
January 31, 1975	51.9	ADD: subsurface sewage disposal systems
June 26, 1975	4.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	6.1.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.4.9	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.5.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	8.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	9	DEFINE: Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	22.6.3 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	23.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	24.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	25.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	41.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	41.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	51.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	51.16	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	52.4	Connecticut River <i>Gateway Conservation Zone</i>

AMENDMENTS

June 26, 1975	52.7.8	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	53.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	65.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	65.6.13	Connecticut River <i>Gateway Conservation Zone</i>

Effective Date	District	Location
June 26, 1975	B-3 → AAA	Middlesex Turnpike at Rt. 9

1976

Effective Date	Section	Description
March 1, 1976	72.4	AMEND
March 1, 1976	72.4.1 – 72.4.5	DELETE
March 1, 1976	64.8	AMEND: <i>inspection</i> fee
May 1, 1976	55.2	REVISE: <i>Definitions</i>
May 1, 1976	55.6.2 – 55.6.4	AMEND: <i>Definitions</i>
June 15, 1976	8.2.1	AMEND: <i>Definitions</i>
June 15, 1976	8.12	ADD: minimum <i>building</i> size
June 15, 1976	34.1.4	DELETE: indoor <i>restaurant</i>
June 15, 1976	34.2.2	ADD: indoor <i>restaurant</i> & food svc. establishment
June 15, 1976	51.2.5	ADD: Modification of Submission
June 15, 1976	55.5 b.	AMEND

Effective Date	District	Location
September 23, 1976	I-1 → A	Map 28 / Lots 28
September 23, 1976	I-1 → A	Map 28 / Lots 29
September 23, 1976	I-1 → A	Map 28 / Lots 30

1977

Effective Date	Section	Description
June 15, 1977	7.4.8	DELETE
June 15, 1977	8.13	AMEND
June 15, 1977	10.6.2	DELETE
June 15, 1977	31.1.14	DELETE
June 15, 1977	32.3.1	ADD: convalescent homes, hospitals, and sanatoria
June 15, 1977	51.2.2 – 51.2.3	AMEND: number of copies of plans required
June 15, 1977	52.3.2	ADD: Section 51
June 15, 1977	51.12.3	AMEND: conforming to requirements of Section 62
June 15, 1977	55.5	AMEND: condominium development
June 15, 1977	53.6.2 d.	DELETE: including damaged vehicles
June 15, 1977	55.6.3	AMEND: <i>dwelling unit</i> specifications
June 15, 1977	55.6.4	ADD: <i>setbacks</i>
June 15, 1977	55.6.6	ADD: bonding
June 15, 1977	62.7.4	ADD: parking <i>setbacks</i>
June 15, 1977	63.5.3 e.	ADD: no <i>sign</i> painted on the wall of the <i>building</i>
June 15, 1977	72.4.6	DELETE
June 15, 1977	74.2	ADD: Administrative Policy No. 1



Effective Date	District	Location
----------------	----------	----------

August 9, 1977	B-4 → A	
----------------	---------	--

1978

Effective Date	Section	Description
June 15, 1978	6.1.5	ADD: <i>Gateway Conserv. Zone</i> & comm'l tree removal
June 15, 1978	7.4.10	ADD: special <i>setbacks</i> from <i>wetlands</i>
June 15, 1978	8.6	ADD: home application and application for permit
June 15, 1978	8.12	ADD: minimum <i>building</i> size
June 15, 1978	9	ADD: <i>lot area and shape</i>
June 15, 1978	9.33	ADD
June 15, 1978	32.2.3	ADD: heliports
June 15, 1978	34.2.3	ADD: heliports
June 15, 1978	35.2.8	ADD & RENUMBER: special exception <i>uses</i>
June 15, 1978	41.2	ADD: special exception <i>uses</i>
June 15, 1978	42.2	ADD: special exception <i>uses</i>
June 15, 1978	51.10	ADD: <i>wetlands</i>
June 15, 1978	52.7.9	ADD: heliports
June 15, 1978	62.7.4	ADD: parking <i>setbacks</i>
June 15, 1978	63.7.1	AMEND: periods of time for special events
June 29, 1978	4.2 – 4.2.2	ADD: Flood Plain Management
June 29, 1978	8.2.1	AMEND: site plan
June 29, 1978	8.11	AMEND: minimum floor elevation
June 29, 1978	54	ADD: flood plain management
June 29, 1978	65.4	ADD: flood plain mgmt. and mobile home location
June 29, 1978	71.3	ADD: flood plain mgmt. and the Board of Appeals
June 29, 1978	72.2.6	ADD: Flood Plain Zone

1979

Effective Date	Section	Description
July 10, 1979	8.3	ADD: indoor <i>restaurant</i>
July 10, 1979	31.1.4	DELETE
July 10, 1979	31.2	ADD: special exception <i>uses</i>
July 10, 1979	31.2.1	ADD: indoor <i>restaurant</i> /special exception <i>uses</i>
July 10, 1979	31.3 – 31.8	RENUMBER
July 10, 1979	32.1.4	DELETE
July 10, 1979	32.2.4	ADD: indoor <i>restaurant</i> , food/bvge. estab.
July 10, 1979	34.1.4	DELETE
July 10, 1979	34.2.2	AMEND: indoor <i>restaurant</i> , food/bvge. estab.
July 10, 1979	41.1.6	DELETE
July 10, 1979	41.2.2	ADD: indoor <i>restaurant</i>
September 18, 1979	8.12.1	AMEND: dwellings for elderly, handicapped persons
September 18, 1979	24.2.5	AMEND: dwellings for elderly, handicapped persons
September 18, 1979	62.3.1	AMEND: dwellings for elderly, handicapped persons
September 18, 1979	52.7.10	ADD: dwellings for elderly, handicapped persons

AMENDMENTS

October 2, 1979	8.2.1	AMEND: site plan
October 2, 1979	51.16	AMEND: Soil Erosion & Sediment Control
October 2, 1979	55.2.2	ADD: condominium <i>district</i>
October 2, 1979	55.3.1	AMEND: number of Class-A survey map
October 2, 1979	55.3.2	AMEND: number of site plans
October 2, 1979	55.3.3	AMEND: architectural plans
October 2, 1979	55.4	AMEND: procedure
October 2, 1979	55.5	AMEND: approval
October 2, 1979	55.6.1 – 55.6.4	AMEND: <i>open space</i>

Effective Date	District	Location
June 12, 1979	I-1 → AA-1	Map 35 / Lot 8
August 14, 1979	A → B-2	Map 29 / Lot 17
August 14, 1979		Map 29 / Lot 35

1980

Effective Date	Section	Description
January 29, 1980	35.2.3	ADD: marine research laboratories
January 29, 1980	35.2.4 – 35.2.10	RENUMBER
January 29, 1980	36.2.2	ADD: marine research laboratories
January 29, 1980	36.2.3.1	RENUMBER
January 29, 1980	36.2.4 – 36.2.8	RENUMBER
January 29, 1980	52.7.11	ADD: marine research laboratories
February 22, 1980	7.4.10	ADD: special <i>setbacks</i> from <i>wetlands</i>
February 22, 1980	24.3	AMEND: minimum lot area
February 22, 1980	35.1.8	AMEND: <i>signs</i> as provided in Section 63
February 22, 1980	36.1.7	AMEND: repair/servicing of boats
February 22, 1980	51.2.4	AMEND: Soil Erosion & Sediment Control Plan
February 22, 1980	52.3.4	AMEND: modification of submission
February 22, 1980	72.3	AMEND: Coastal Harbor Management Act
February 22, 1980	72.3.2	ADD: Coastal Harbor Management Act
February 22, 1980	72.2.6	ADD: Flood Plain Zone
February 22, 1980	72.2.7	RENUMBER
March 12, 1980	7.3	AMEND: <i>Gateway Conservation Zone</i>
March 12, 1980	10.6.2	AMEND: change in <i>nonconforming use</i>
March 12, 1980	21.2.14	ADD: towers for standard broadcasting radio stations
March 12, 1980	21.2.15	RENUMBER
March 12, 1980	57.2.12	ADD: radio towers

1981

Effective Date	Section	Description
September 30, 1981	6.1.3	AMEND: amusement machines or devices



1982

Effective Date	District	Location
October 15, 1982	Saybrook Point	Supplementary Map No. 2

1983

Effective Date	Section	Description
January 29, 1983	4.1	AMEND: Saybrook Point
January 29, 1983	4.4	ADD: Saybrook Point <i>district</i>
January 29, 1983	5.1	AMEND: Supplementary Maps
January 29, 1983	7.49	AMEND: section (b) <i>uses</i> permitted add'l sections
January 29, 1983	37	ADD: Saybrook Point District
January 29, 1983	51.13	AMEND: section i. SP-2 25%
January 29, 1983	51.18	ADD: Saybrook Point District
January 29, 1983	63.5.6	ADD: Saybrook Point District
January 29, 1983	63.5.7	RENUMBER
September 21, 1983	5.1	AMEND: Supplementary Maps
September 21, 1983	35	AMEND: Purpose of Marine Commercial MC District
September 21, 1983	51.5.2	AMEND: circulation
September 21, 1983	51.8	AMEND: drainage
September 21, 1983	51.9. A.	ADD: Hazardous Materials and Waste
September 21, 1983	51.13	AMEND: <i>outside storage</i> areas identified on site plan
September 21, 1983	51.16	AMEND: soil erosion & sediment control on site plan
September 21, 1983	51.18	ADD: Marine Commercial District
September 21, 1983	62.3.11	AMEND: other <i>uses</i>
September 21, 1983	62.3.12	AMEND: Marinas
September 21, 1983	62.3.13	RENUMBER
September 21, 1983	63.5.5	AMEND: MC District <i>sign</i> regulations
September 21, 1983	72.2.7	ADD: 100' distance from <i>wetlands</i>
September 21, 1983	72.2.8	AMEND & RENUMBER
September 21, 1983	72.3.2	AMEND: Applications for special exception

Effective Date	District	Location
January 29, 1983	→ SP-1	Map 24 / Lot 41 (Supplementary Map No.2)
January 29, 1983		Map 24 / Lot 48 (Supplementary Map No. 2)
January 29, 1983		Map 24 / 54 (Supplementary Map No. 2)
January 29, 1983		Map 24 / 55 pt. (Supplementary Map No. 2)
January 29, 1983		Map 24 / 56 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 42-1 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 42 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 43 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 44 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 45 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 46 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 47 (Supplementary Map No. 2)

AMENDMENTS

January 29, 1983		Map 32 / Lot 42-2 (Supplementary Map No. 2)
April 18, 1983	North Cove	Supplementary Map No. 3
April 18, 1983	Ferry Point	Supplementary Map No. 5
May 13, 1983	North Cove	Supplementary Map Nos. 3
May 13, 1983	Riverfront	Supplementary Map Nos. 4
May 13, 1983	Ferry Point	Supplementary Map Nos. 5
May 27, 1983	North Cove	Supplementary Map Nos. 3
May 27, 1983	Riverfront	Supplementary Map Nos. 4
May 27, 1983	Ferry Point	Supplementary Map Nos. 5
September 21, 1983	MCL → MC	
September 21, 1983	MCL → A	
September 21, 1983	A → MC	
September 21, 1983	A → MC-2	
October 12, 1983	B-1 → A	Map 37 / Lot 56
October 12, 1983	B-1 → A	Map 37 / Lot 60
October 12, 1983	B-1 → A	Map 40 / Lot 61 pt.

1984

Effective Date	Section	Description
June 16, 1984	26	ADD: AA-3 District at Otter Cove & Watrous Point

Effective Date	District	Location
February 6, 1984	B-2 → A	Map 59 / Lot 67
February 15, 1984	A → B-3	Map 28 / Lot 15
February 15, 1984	A → B-3	Map 28 / Lot 15-1
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-3
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-4
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-5
6/16/84 or 6/20/84	AA-1 → AA-3	Map 69 / Lot 1
November 5, 1984	B-2 → AA-2	Map 58 / Lot 17 pt.

1985

Effective Date	Section	Description
March 18, 1985	8.14	ADD: <i>accessory</i> apartments
March 18, 1985	21.1.5	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	21.1.6 – 21.1.8	RENUMBER
March 18, 1985	22.1.5	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	22.1.6 – 21.1.8	RENUMBER
March 18, 1985	23.1.4	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	23.1.5 – 23.1.8	RENUMBER
March 18, 1985	72.4.6	ADD: measurement and certification
April 25, 1985	34.2.4	ADD: convalescent homes
April 25, 1985	34.3.1	AMEND: hospitals and sanatoria
April 25, 1985	52.7.3	ADD: conditions for hospitals and sanatoria
July 1, 1985	37	ADD: <i>Aquifer</i> Protection
July 1, 1985	66	ADD: Soil Erosion and Sediment Control
July 1, 1985	37.8.1	AMEND: <i>dry storage</i>



October 28, 1985	41.2.3	ADD: Convalescent Homes
October 28, 1985		AMEND: Convalescent Homes
October 28, 1985	52.7.3a	AMEND: AAA/AA-1 Convalesc. Homes/Hospitals

Effective Date	District	Location
July 1, 1985		<i>Aquifer</i> Protection Supplementary Map No. 6

1986

Effective Date	Section	Description
July 1, 1986	8.2.1r	ADD: required information on site plans
July 1, 1986	9	AMEND: <i>Story 1/2</i>
July 1, 1986	10.6.2	AMEND: conversion of seasonal residences
July 1, 1986	51.15	AMEND: enclosure
July 1, 1986	55.5	AMEND: public hearing
July 1, 1986	72.7	AMEND: approval and issuance of CZC
July 1, 1986	51.16	AMEND: landscaping to be provided
July 1, 1986	51.2.1	AMEND: additional Statement of Use requirements
July 1, 1986	51.2.5	ADD: Traffic Impact Report
July 1, 1986	51.6	ADD: Access and Circulation
July 1, 1986	51.7	ADD: Plan of Development
July 1, 1986	62.3.8	AMEND: hospitals (as separate <i>use</i>)
July 1, 1986	62.3.9	ADD: hotels and motels (as separate <i>uses</i>)
July 1, 1986	62.7.3	ADD: additional landscaping requirements
July 1, 1986	62.7.4	ADD: parking <i>setbacks</i>
July 1, 1986	66.4	AMEND: minimum SE&SC standards
July 1, 1986	72.9	AMEND: additional CZC requirements

Effective Date	District	Location
July 1, 1986	I-1 → A	Map 53

1987

Effective Date	Section	Description
April 7, 1987	51.14.3	ADD: landscaping SP-1, SP-3, MC and I Districts
April 7, 1987	62.7.4	ADD: parking <i>setbacks</i> in SP-1, -2 and -3 Districts
November 23, 1987	8.8.2a	AMEND: farms and property area
December 28, 1987	9	DELETE: paragraph numbers; ADD: Coverage, Building/Structure; Coverage, Total; AMEND: Total ground coverage

1988

Effective Date	Section	Description
March 28, 1988	55.1	AMEND: portion of AA- (Ragged Rock) standards
March 28, 1988	55.6.1	AMEND: portion of AA- (Ragged Rock) standards
April 25, 1988	8.3	ADD: additional standards
	33.2.3	AMEND: food service customers in motor vehicles
August 24, 1988	7.4.10	DELETE: setback from <i>wetlands</i>

Effective Date	District	Location
February 15, 1988	I-1 → A	Map 49 / Lot 12
March 28, 1988	AA-2 → PRD	
June 24, 1988	A → B-2	Map 29 / Lot 12 pt.
June 24, 1988	A → B-2	Map 29 / Lot 13
June 24, 1988	A → B-2	Map 29 / Lot 14
June 24, 1988	A → B-2	Map 29 / Lot 15
June 24, 1988	A → B-2	Map 29 / Lot 16
June 24, 1988	A → B-2	Map 29 / Lot 36 pt.

1989

Effective Date	Section	Description
January 30, 1989	24.2.6	RENUMBER
January 30, 1989	24.2.6	ADD: <i>Residential life care facility</i>
January 30, 1989	52.7.1	ADD: Special Standards
January 30, 1989	62.3.1	AMEND: required number of parking spaces
April 27, 1989	8.3	AMEND: Take-out window as SPECEX
	33.2.3	AMEND: permit Take-Out Window
October 2, 1989	24.6.2a	AMEND: “on lots in the <i>Gateway Conservation Zone</i> – 15%”
December 4, 1989	9	AMEND: <i>Lot Area, Shape, Cvrgr. Buildings/Structures</i>

Effective Date	District	Location
May 30, 1989	A → B-2	Map 29 / Lot 37

1990

Effective Date	Section	Description
August 21, 1990	26.3	Min. <i>Lot Area</i> amended from 80,000 to 87,120 s.f.
October 1, 1990	8.14.2	AMEND: non-profit corp. as non-res. dwelling owner
October 1, 1990	9	DEFINE: <i>Non-profit corporation</i>

Effective Date	District	Location
December 12, 1990	B-4 → A	Map 17 / Lot 5 pt. \

1991

Effective Date	Section	Description
October 1, 1991	64.8	AMEND: <i>Inspection Fee</i> amended
October 1, 1991	72.4	AMEND: fees
October 1, 1991	72.4.1 – 72.4.9	DELETE
October 1, 1991		Admin. Policy #1 AMEND: fees



1993

Effective Date	Section	Description
November 10, 1993	9.1	DEFINE: <i>Bed & breakfast transient lodging</i>
November 10, 1993	23.2.1	ADD: Special Exception Uses – <i>Bed & breakfast</i>
November 10, 1993	24.2.1	ADD: Special Exception Uses – <i>Bed & breakfast</i>
November 10, 1993	32.2.5	ADD: Special Exception Uses – <i>Bed & breakfast</i>
November 10, 1993	52.7.13	ADD: special standards for <i>Bed & breakfast</i>

Effective Date	District	Location
May 28, 1993	B-4 → B-3	Map 42 / Lots 30
May 28, 1993 B-4	B-3	Map 42 / Lot 30-1

1995

Effective Date	Section	Description
January 1, 1995	62	ADD: criteria for parking, loading, access, circulation
January 1, 1995	63	ADD: req. for landscaping, screening, buffer area
January 1, 1995	63	DEFINE: <i>gross floor area</i> in regard to parking calc.
April 13, 1995	7.21	ADD: MABL on each <i>building lot</i> created
April 13, 1995	8.2.1	AMEND: requirements for Plot Plan submissions
April 13, 1995	31.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	32.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	33.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	34.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	35.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	37.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	41.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	51	AMEND: requirements for Site Plan submissions
April 13, 1995	51.2.1 A-F	RENUMBER and RELOCATE: to Section 8
April 13, 1995	52.2.1	ADD: Waiver of Site Plan Info. req.
April 13, 1995	52.2.2	ADD: Partial Waiver of Site Plan Info. req.
May 16, 1995	9	DEFINE: <i>Partially nude utility; Principal activity; Adult personal service business; Adult novelty business; Adult motion picture theatre; Adult mini-motion picture theatre; Adult bookstore; Adult cabaret; Adult entertainment business; Principal activity; Trailer, commercial; Construction/office, trailer; Storage, trailer; Tent, trailer; Travel, trailer; Utility, trailer</i>
May 16, 1995	34.2	AMEND: <i>Adult entertainment business</i> by SPECEX
May 16, 1995	52.7.15	ADD: Special Exception, establishing standards for <i>adult entertainment businesses</i> , including procedural and informational requirements
May 30, 1995	9	AMEND: <i>Boat with or without hauling trailer; Mobile manufacturing home; Motorized camper; Pick-up coach or pick-up camper</i>
May 30, 1995	66	AMEND: standards and procedures for trailers

1996

Effective Date	Section	Description
October 7, 1996		Admin. Policy #2 Fees for technical assistance

Effective Date	District	Location
February 26 1996	B-2 → AA-1	Map 58 / Lot 38

1997

Effective Date	Section	Description
December 10, 1997	7	ADD: Telecommunication Facilities and Non-Commercial Airway Communication equipment
December 10, 1997	8	ADD: Telecommunication Facilities and Non-Commercial Airway Communication equipment
December 10, 1997	9	ADD: Telecommunication Facilities and Non-Commercial Airway Communication equipment
December 10, 1997	67	ADD: Telecommunication Facilities and Non-Commercial Airway Communication equipment

1998

Effective Date	Section	Description
June 15, 1998	51	AMEND: ARB prior to formal application to the ZC
June 30, 1998	52	ADD: referral of Special Exceptions to ARB
November 16, 1998	64.4.1	ADD: Municipal events <i>signage</i>
December 30, 1998	9	DEFINE: <i>Assisted living unit & Residential life care facility</i>
December 30, 1998	52.7.13	AMEND: <i>Residential life care facility</i>
December 30, 1998	62.3.21	AMEND: Non-Resid'l Uses: Resid'l life care facility

1999

Effective Date	Section	Description
August 16, 1999	9	DEFINE: <i>Attic; Floor area; Height; Story, One-half (1/2); Story</i>
August 23, 1999	55.1	PROHIBIT: PRDs in Cornfield Point

Effective Date	District	Location
August 23, 1999	PRD → part A	Cornfield Point

2000

Effective Date	Section	Description
January 3, 2000	Resolution 99-01	Interpretation of <i>Definitions</i> regarding coverage
February 18, 2000	9	DEFINE: <i>Private country club</i>
February 18, 2000	21	AMEND: permit <i>Private country club</i>
February 18, 2000	22	AMEND: permit <i>Private country club</i>
February 18, 2000	26	AMEND: permit <i>Private country club</i>



February 18, 2000	52	AMEND: special standards for <i>Private country club</i>
February 18, 2000	62.3.2 S.	AMEND: Off-street Parking and Loading, Access and Circulation for <i>Private country club</i>
March 10, 2000	4	AMEND: substitute PRD for condominium
March 10, 2000	37	AMEND: substitute PRD for condominium
March 10, 2000	55	AMEND: substitute PRD for condominium
July 14, 2000	7.2.1	ADD: set forth requirements MABL

Effective Date	District	Location
August 23, 1999	A → SP-3	Saybrook Point

2001

Effective Date	Section	Description
June 14, 2001	11	PROHIBIT: <i>Billboards</i>

Effective Date	District	Location
May 1, 2001	I-1 → B-3	Map 44 / Lot 17
May 1, 2001	I-1 → B-3	Map 44 / Lot 18
May 1, 2001	I-1 → B-3	Map 44 / Lot 19
May 1, 2001	I-1 → B-3	Map 44 / Lot 20
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-1
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-2
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-3
May 1, 2001	I-1 → B-3	Map 44 / Lot 22
May 1, 2001	I-1 → B-3	Map 44 / Lot 23
May 1, 2001	I-1 → B-3	Map 44 / Lot 24
May 1, 2001	I-1 → B-3	Map 44 / Lot 24-1

2002

Effective Date	Section	Description
July 26, 2002	9	DEFINE: <i>Accessory building or structure; Building/Structure Coverage; Bulk; Deck; District; Floor area; Gross; Floor area ratio; Inland wetland; Tidal wetland; Total lot coverage; Water-dependent uses; Zone</i> AMEND: <i>Accessory use; Building; Driveway; Gross floor area; Lot; Lot coverage; Parcel; Paved area; Principal use; Setback from street; Setback from other property line; Street; Structure; Wetland;</i>
August 1, 2002	31.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	32.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	33.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	34.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	35.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	36.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	37.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	38.0	ADD/AMEND: Purpose of non-residential <i>district</i>

AMENDMENTS

August 1, 2002	41.0	ADD/AMEND: Purpose of non-residential <i>district</i>
Effective Date	District	Location
November 4, 2002	A → PRD	Map 25 / Lot 1

2003

EFFECTIVE DATE	SECTION	DESCRIPTION
July 7, 2003	41.1.2	ADD: health/physical fitness facilities
September 15, 2003	4.1	ADD: Residence Conservation C District
September 15, 2003	27	ADD: Residence Conservation C District
September 15, 2003	55.1	ADD/AMEND: PRD is a <i>zone</i>
September 15, 2003	55.2	DEFINE/AMEND: PRD
September 15, 2003	55.3	ADD/AMEND: Application for PRD
September 15, 2003	55.3.1	DELETE: seepage test holes/deep test pits location
September 15, 2003	55.3.3	ADD/AMEND: architectural plans
September 15, 2003	55.3.5	RENUMBER "Management" to 55.3.7
September 15, 2003	55.3.6	ADD: Protection of Surface and Ground Water
September 15, 2003	55.4	ADD: Procedure
September 15, 2003	55.5	DELETE: Approval
September 15, 2003	55.5.2	ADD/AMEND: Timing and Staging
September 15, 2003	55.5.4	ADD: Bond to include PRD
September 15, 2003	55.6	ADD: Standards
September 15, 2003	55.6.1	ADD: <i>Lot</i> Area
September 15, 2003	55.3.2	ADD: Dwelling units
September 15, 2003	55.6.4	ADD: Setbacks
September 15, 2003	55.6.5	ADD: Utilities
September 15, 2003	55.6.6	ADD/AMEND: Paving and Sidewalks
September 15, 2003	55.6.7	ADD: Method of Ownership
September 15, 2003	55.6.8	ADD: <i>Open space</i>
September 15, 2003	55.6.9	ADD/AMEND: Supporting Services
September 15, 2003	56.1	ADD: General
September 15, 2003	56.2	ADD: Purpose
September 15, 2003	56.3.1	ADD/AMEND: Conceptual Plan
September 15, 2003	56.3.2	ADD: Efficient presentation
September 15, 2003	56.3.3	ADD/AMEND: Preliminary <i>open space</i> plan
September 15, 2003	56.3.4	ADD: Letter C, sewage disposal
September 15, 2003	56.4	ADD: Initial procedure
September 15, 2003	56.6.2	ADD/AMEND: Number of lots
September 15, 2003	56.6.3	ADD/AMEND: <i>Lot</i> area, shape and frontage; <i>Building, bulk</i> and <i>coverage</i>
September 15, 2003	56.6.4	ADD/AMEND: Water supply/sewage disposal plans
September 15, 2003	56.6.5	ADD: <i>Open space</i> for AA-1 Open Space Subdivisions
September 15, 2003	56.6.6	ADD: <i>Open space</i> land
September 15, 2003	56.6.7	ADD: Permitted <i>uses</i>
September 15, 2003	56.6.9	ADD: Conflicting Provisions



Effective Date	District	Location
October 7, 2003	A → PRD	Map 22 / Lot 22-1

2004

Effective Date	Section	Description
April 30, 2004	55.2	AMEND: <i>Age restricted</i>
April 30, 2004	55.6.2	AMEND: age restriction, change <i>bedrooms</i> per acre
April 30, 2004	55.6.3	ADD: <i>setbacks</i> in <i>age restricted development</i>
April 30, 2004	55.6.4	ADD: <i>open space</i> in Res. A, AA-2 and SP-3 Districts
May 17, 2004	56.6.3a/b	AMEND: reduce lot area, reduce min. dim. of square
May 17, 2004	56.6.3	AMEND: reduce width along <i>building</i>
July 7, 2004	7.4.8	AMEND: reduce side and rear <i>setbacks</i> for <i>accessory structures</i> >120 s.f. by 1/2 on non-conforming <i>lots</i>
July 7, 2004	7.4.10	PROHIBIT: activities within 50' of <i>tidal wetlands</i>
July 7, 2004	9	DEFINE: Structure to exempt <i>decks</i> > 6" from existing grade and to exclude handicapped ramps
July 7, 2004	10.11	DEFINE: <i>Special Flood Hazard Area</i>
July 7, 2004	21.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	22.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	23.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	24.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	25.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	26.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	27.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	64.5.2c	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	64.5.2d	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	64.5.5	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	72.7.5	ADD: mandatory <i>Special Flood Hazard Area</i> review
September 7, 2004	52.7.2	DELETE: 5-yr renewal day nursery in bus. <i>districts</i>

Effective Date	District	Location
April 30, 2004	A → PRD	Map 45 / Lot 15
April 30, 2004	A → PRD	Map 55 / Lots 56 & 61
April 30, 2004	AAA & A-1 → C	Map XX / Lots 6, 13, 15, 17, 18
November 1, 2004	A → PRD	Map 49 / Lot 12
November 1, 2004	A → PRD	Map 49/Lot 12-2
November 15, 2004	B-2 → B-1	Map 40 / Lot 1

2005

Effective Date	Section	Description
April 18, 2005	8.22	ADD: drive-through pharmacies/banks in B-2 & B-4
April 18, 2005	9	DEFINE: <i>Drive-through window</i> ; <i>Drive-through substation</i>
April 18, 2005	62.6.3	AMEND: permit off site parking for municipal <i>uses</i>
August 1, 2005	56.5	AMEND: 6 mos. period to 1-yr. with 1-yr. extension
November 1, 2005	63.5.1	AMEND: buffer widths for PRDs
November 4, 2005	55.6.1	AMEND: permit PRDs of 2.5 ac. w/n 500' of B-1

November 4, 2005 55.6.3
November 4, 2005 55.6.4
November 4, 2005 31.6.4

AMEND: 2nd-flr. *dwelling units* in existing *structure*
AMEND: PRD *dwelling units/setbacks* for B-1
AMEND: Residence boundary line setback for PRDs

2006

Effective Date **Section**

Description

April 10, 2006 56.1
April 10, 2006 56.6.3
April 10, 2006 56.6.4
April 10, 2006 56.6.7
April 10, 2006 8.23
April 10, 2006 9.1
April 10, 2006 31.2.3
April 10, 2006 32.3.6
April 10, 2006 33.2.17
April 10, 2006 34.2.7
April 20, 2006 53
April 20, 2006 52.1

ADD: permit Open Space Subdivisions in AAA
AMEND: wells in AAA Open Space Subdivisions
ADD: permit Open Space Subdivisions in AAA
ADD: *uses* within AAA Open Space Subdivisions
ADD: reduced *setbacks* in *pedestrian nodes*
DEFINE: *Pedestrian node*
AMEND: non-resid'l *structure* in *pedestrian node*
AMEND: non-resid'l *structure* in *pedestrian node*
AMEND: non-resid'l *structure* in *pedestrian node*
AMEND: non-resid'l *structure* in *pedestrian node*
DELETE: Section and transfer ZBA SPEX to ZC
DELETE: ZBA SPEX review;

April 20, 2006 52.7.18
August 28, 2006 4.2
August 28, 2006 4.3
August 28, 2006 4.4
August 28, 2006 6.1.4
August 28, 2006 6.1.5
August 28, 2006 7.3
August 28, 2006 7.4.9
August 28, 2006 7.5.2
August 28, 2006 8.2.3
August 28, 2006 8.21
August 28, 2006 9.1

ADD: conversions of *dwelling*s to two-family
ADD: automotive *uses*
AMEND: FP, PRD, and AP; ADD: GC, CAM
DELETE
RELOCATE: to new Section 59 CAM
RELOCATE: to new Section 58 GC
RELOCATE: to new Section 58 GC
DELETE
DELETE
DELETE
DELETE
DELETE
DELETE
DEFINE: *Cupola*; *Developed area* (*Gateway Conservation Zone*); *High tide line*; *Height* (*Gateway Conservation Zone*); *Riparian*; *Riparian area*; *Riparian buffer area*; *Shoreline flood & erosion control* ;
AMEND: *Connecticut River Gateway Zone*; *Commercial tree cutting*; *Height*; *Non-commercial communications equipment*
AMEND: *Special Flood Hazard Area*

December 4, 2006 9.1

2008

Effective Date **Section**

Description

February 19, 2008 4.2.3
February 19, 2008 5.1.6

February 19, 2008 9

February 19, 2008 57

AMEND: change Zone to Area
DELETE: Supplementary Map Number 6 (Aquifer Protection Zone)
DEFINE: *Aquifer protection area*;
DELETE: *Primary recharge area*, *Secondary recharge area*
DELETE: Section 57 Aquifer Protection Zone



March 17, 2008	4.2	AMEND: re-format list of special zones
March 17, 2008	6.1	AMEND/REMOVE: Amusement Device to Sect. 53
March 17, 2008	6.2	DELETE: Performance Standards
March 17, 2008	6.3	DELETE: Parking and Loading
March 17, 2008	6.4	DELETE: Landscaping, Screening and Buffer Areas
March 17, 2008	8	REMOVE: (to Section 53) 8.3 <i>Restaurant</i> , Indoor; 8.4 Accessory Uses; 8.5 Professional Office in a Dwelling Unit; 8.6 Home Occupation in a Dwelling Unit; 8.7 Renting of Rooms; 8.8 Farm; 8.14 Accessory Apartment; 8.18 Outside Storage; 8.22 Drive Through Window for Financial Institutions & Pharmacies; DELETE: 8.13 Liquor Establishment
March 17, 2008	9.1	DEFINE: <i>Amusement Device</i> ; <i>Kennel</i>
March 17, 2008	10.5	AMEND: Casualty
March 17, 2008	10.11	AMEND: Flood Plain Compliance
March 17, 2008	11.2	ADD: prohibition of A-frame <i>signs</i>
March 17, 2008	52.5	AMEND: Expiration of Special Exception
March 17, 2008	52.6.7	ADD: requirement to preserve character of house
March 17, 2008	52.7	REMOVE: (to Section 53) 52.7.1 <i>Roadside stand</i> ; 52.7.2 Day Nursery; 52.7.3 Convalescent Home & Hospital; 52.7.4 Club; 52.7.5 – Commercial Kennel and Stable; 52.7.6 Public Utility Station; 52.7.9 Heliport; 52.7.10 Dwelling for Elderly or Handicapped Persons; 52.7.11 Marine Research Laboratory; 52.7.12 Radio Tower; 52.7.13 Residential Life Care Facility; 52.7.14 Bed & Breakfast Transient Lodging; 52.7.15 Adult Entertainment Business; 52.7.16 Private Country Club; 52.7.18 Automotive Use
March 17, 2008	53	ADD: Accessory Apartment; Accessory Use; Adult Entertainment Business; Animal; Automotive Use; Bed & Breakfast Transient Lodging; Club; Commercial Kennel and Stable; Convalescent Home & Hospital; Day Nursery; Drive-through Window for Financial Institution & Pharmacy; Domestic Animal; Dwelling for Elderly or Handicapped Persons; Farm; Heliport; Home Occupation in a Dwelling Unit; Kennel; Livery and Boarding Stable; Livestock or poultry; Marine Research Laboratory; Outside Storage; Private Country Club; Professional Office in a Dwelling Unit; Public Utility Station; Radio Tower; Renting of Rooms; Residential Life Care Facility; <i>Roadside stand</i> ; ADD: Schools; <i>Restaurant</i> , Outdoor Seating
March 17, 2008	54	DELETE: Section 54 Flood Plain Requirements
March 17, 2008	58	AMEND: replace Total Floor Area with Gross Floor Area
March 17, 2008	54.2.5	ADD: elevation of first finished floor in SFHA
March 17, 2008	64.3.	ADD: limit to height of sign posts; AMEND: require timers for illuminated signs

AMENDMENTS

March 17, 2008	64.5	AMEND: reduce size of ground signs; reduce height of ground signs
March 17, 2008	68	DELETE: Section 68 Telecommunications Facilities
March 17, 2008	72.5	AMEND: correct for staking of work by applicant
September 8, 2008	7.4	AMEND: shoreline flood & erosion control <i>structure</i> ; ADD: exemptions from tidal wetland setback
September 8, 2008	9	DEFINE: <i>Daycare; Deck; Restaurant, Fast Food; Restaurant, Full-service; Restaurant, Take-out; Roadside stand; Structure</i>
September 8, 2008	21.1	AMEND: clarify list of Permitted Uses; ADD: Roadside stand, Keeping of livestock or poultry
September 8, 2008	21.2	AMEND: clarify list of Special Exception Uses; RELOCATE: Roadside stand to 21.1.7; ADD: Agricultural nursery or greenhouse; Open Space Subdivision
September 8, 2008	21.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	21.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	21.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	22.1	AMEND: clarify list of Permitted Uses; ADD: Keeping of livestock or poultry; <i>Roadside stand</i>
September 8, 2008	22.2	AMEND: clarify list of Special Exception Uses; RELOCATE: <i>Roadside stand</i> to 22.1.7; ADD: Agricultural nursery or greenhouse; Open Space Subdivision
September 8, 2008	22.7	RELOCATE: Open Space Subdivision to 22.2.17; RENUMBER & AMEND: clarify Requirement for Plot Plan
September 8, 2008	22.8	RENUMBER & AMEND: clarify Requirement for Site Plan
September 8, 2008	22.9	RENUMBER & AMEND: clarify Requirement for Special Exception
September 8, 2008	23.1	AMEND: clarify list of Permitted Uses; ADD: <i>Roadside stand</i> , Keeping of livestock or poultry
September 8, 2008	23.2	AMEND: clarify list of Special Exception Uses; ADD: Agricultural nursery or greenhouse
September 8, 2008	23.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	23.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	23.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	24.1	AMEND: clarify list of Permitted Uses; ADD: <i>Roadside stand</i> , Keeping of livestock or poultry
September 8, 2008	24.2	AMEND: clarify list of Special Exception Uses; RELOCATE: <i>Roadside stand</i> to 24.1.7; ADD: Agricultural nursery or greenhouse
September 8, 2008	24.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	24.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	24.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	25.1	AMEND: clarify list of Permitted Uses; ADD: Keeping of livestock or poultry



September 8, 2008	25.2	AMEND: clarify list of Special Exception Uses; ADD: Agricultural nursery or greenhouse
September 8, 2008	25.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	25.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	25.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	26.1	AMEND: clarify list of Permitted Uses
September 8, 2008	26.1.5	ADD: <i>Roadside stand</i>
September 8, 2008	26.1.8	ADD: Keeping of livestock or poultry
September 8, 2008	26.1.9	ADD: Boarding house or the renting of rooms
September 8, 2008	26.1.10	ADD: Accessory apartment
September 8, 2008	26.2	AMEND: clarify list of Special Exception Uses
September 8, 2008	26.2.5	Conversion of dwelling to contain 2 dwelling units
September 8, 2008	26.2.6	Building, use or facility of the Town of Old Saybrook
September 8, 2008	26.2.7	ADD: Agricultural nursery or greenhouse
September 8, 2008	26.2.8	ADD: <i>Daycare</i>
September 8, 2008	26.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	26.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	26.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	27.1	AMEND: clarify list of Permitted Uses; DELETE: Family daycare home; ADD: <i>Roadside stand</i> ; Keeping of livestock or poultry
September 8, 2008	27.2	AMEND: clarify list of Special Exception Uses; ADD: Daycare; Agricultural nursery or greenhouse; Open Space Subdivision
September 8, 2008	27.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	27.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	27.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	53	ADD: <i>Boarding house; Daycare; Renting of Rooms</i> ; DELETE: Day nursery
October 20, 2008	31.1	ADD: Non-residential <i>use</i> within pedestrian node provision from 31.2; RENUMBER & AMEND: clarify list of Permitted Uses; RELOCATE: Place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house to 31.2.6; DELETE: day nursery; water supply reservoir, well, tower, treatment facility or pump station; Railroad right-of-way or passenger station; off-street parking facility
October 20, 2008	31.2	AMEND: clarify list of Special Exception Uses; RELOCATE: Non-residential use within pedestrian node provision to 31.1; ADD: Daycare; Off-street parking; Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; Building, use or facility of the Town of Old Saybrook
October 20, 2008	31.3	AMEND: clarify list of Prohibited Uses; ADD: Conference facility
	31.6.5	ADD: Projection into setback

AMENDMENTS

October 20, 2008	31.7	AMEND: clarify Requirement for Plot Plan
October 20, 2008	31.8	AMEND: clarify Requirement for Site Plan
October 20, 2008	31.9	AMEND: clarify Requirement for Special Exception
October 20, 2008	32.1	AMEND: clarify list of Permitted Uses; RELOCATE: Place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house; well, tower, treatment facility or pump station Building, use or facility of the Town
October 20, 2008	32.2;	ADD: conference center; Park, playground or open space land of the Town; DELETE: Undertaker's establishment; water supply reservoir, Railroad right- of-way or passenger station; off-street parking facility;
October 20, 2008	32.2	AMEND: clarify list of Special Exception Uses; RELOCATE: Well, tower; treatment facility of pump station; Building, use or facility of the Town of Old Saybrook; ADD: Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; Well, tower, treatment facility or pump station; Building, use or facility of the Town to 32.2 DELETE: Heliport;
October 20, 2008	32.3	AMEND: clarify list of Prohibited Uses; ADD: Conference facility
October 20, 2008	32.7	AMEND: clarify Prohibited Uses
October 20, 2008	32.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	32.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	32.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	33.1	AMEND: clarify list of Permitted Uses; RELOCATE: Agricultural nursery or greenhouse to 33.2; ADD: keeping of livestock or poultry; DELETE: School
October 20, 2008	33.2	AMEND: clarify list of Special Exception Uses; RELOCATE: Well, tower; treatment facility of pump station; Building, use or facility of the Town of Old Saybrook; DELETE: Undertaker's establishment; Conversion to two-family dwelling; Railroad right-of- way or passenger station
October 20, 2008	33.3	AMEND: clarify list of Prohibited Uses; ADD: Conference facility; Kennel
October 20, 2008	33.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	33.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	33.10	AMEND: clarify Requirement for Special Exception



October 20, 2008	34.1	AMEND: clarify list of Permitted Uses; RELOCATE: Nursing home facility; Warehousing or wholesale business; building contractor, business or storage yard; lumber or building materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel; Research laboratory; manufacture, processing or assembling of goods; painting plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop; Building, use or facility of the Town to 34.2; ADD: Conference facility; DELETE: Undertaker's establishment; railroad right-of-way or passenger station
October 20, 2008	34.2	AMEND: clarify list of Special Exception Uses; ADD: Nursing home facility; Family and group daycare home; Warehousing or wholesale business; building contractor, business or storage yard; lumber or building materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel; Research laboratory; manufacture, processing or assembling of goods; Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop; Building, use or facility of the Town to 34.2
October 20, 2008	34.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	34.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	34.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	37.1	AMEND: clarify lists of Permitted, Special Exception and Prohibited Uses; ADD: Signs; DELETE: Planned Residential Development; Park, playground, museum, educational facility or open space land of the Town; Transient lodging
October 20, 2008	37.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	37.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	37.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	41.1	AMEND: clarify list of Permitted Uses; ADD: Conference Facility; Park, playground or open space land; DELETE: Newspaper or job printing; Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; Indoor theater or assembly hall; RELOCATE: Motor vehicle use; Off-street parking facility; building, use or facility of the Town to 41.2

AMENDMENTS

October 20, 2008	41.2	AMEND: clarify list of Special Exception Uses; ADD: Motor vehicle use; Off-street parking facility; building, use or facility of the Town
October 20, 2008	41.3	AMEND: Clarify list of Prohibited uses; DELETE: Motor vehicle uses
October 20, 2008	41.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	41.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	41.10	AMEND: clarify Requirement for Special Exception
November 17, 2008	55.6.11	ADD: allow bed and breakfast transient lodging and accessory retail store at PRD proximate to <i>bed and breakfast transient use</i>

2009

Effective Date	Section	Description
August 17, 2009	3	DELETE SECTION & REPLACE NEW: Certificate of Zoning Compliance
	7	DELETE SECTION & REPLACE NEW: Area, Location & Bulk Standards
	8	DELETE SECTION & RESERVE
	9	DELETE SECTION & REPLACE NEW: Definitions
	54	NEW: Incentive Housing Zone (IHZ)
	61	DELETE SECTION & REPLACE NEW: Performance, Maintenance & Operations
	62	DELETE SECTION & REPLACE NEW: Access, Parking & Loading
	63	DELETE SECTION & REPLACE NEW: Landscaping, Screening & Buffer Areas
August 24, 2009	68	NEW: Neighborhood Pattern & Building Design
	9	DEFINE: hotel; hotel room; hotel suite; motel;
	37.1.14	RENUMBER: 37.1.5
	37.1.14:	NEW: Hotel Suites
	37.1.15	RENUMBER: 37.1.16
	37.1.16	RENUMBER: 37.1.17
	37.1.17	RENUMBER: 37.1.18
	53	NEW: Hotel Suites in the SP-2 and SP-3 Districts
October 5, 2009	54.1.3a	DELETE: Multi Family MF Subzone, REPLACE WITH Mixed-use MU Subzone
October 26, 2009	9	AMEND: Height (Gateway Conservation Zone), Riparian Area, Riparian Buffer Area
	58.2.1a	NEW: Riparian Buffer Area Exception
	58.2.5	AMEND: Riparian Buffer Area
	58.6	AMEND: Setback (Gateway Conservation Zone)



Effective Date	District	Location
August 17, 2009	Map Change	NEW: Ferry Point Incentive Housing Zone and Mixed Use Ferry Point Subzone

2010

Effective Date	Section	Description
June 1, 2010	56.5	AMEND: to expand approval period for open space subdivision
December 6, 2010	37.1.14	AMEND: to allow Hotel Rooms as permitted in SP-2 & SP-3 districts
	53	AMEND: Hotel Suites Sections A-K to add Hotel Rooms and room specifications
December 10, 2010	3, 7, 8, 9, 54, 61, 62, 63 & 68	READOPT: Sections adopted on August 7, 2009 for funding qualification for Housing for Economic Development Program
	54.1.3a(1)	NEW: Identifying Phase 1 of Ferry Point IHZ
	Article IV	NEW: Contents Section & Preamble

Effective Date	District	Location
December 10, 2010		RE-ADOPT: Ferry Point Incentive Housing Zone designating 45 Ferry Road (Map 45/Lot 3 as Ferry Crossing (Phase 1) of the Ferry Point IHZ

2011

Effective Date	Section	Description
April 1, 2011	4.2	DELETE: APZ Saybrook Well Field Level B
	57	ADD: Saybrook Well Field Level A
May 2, 2011	62.3.4	DELETE: Section 57 in its entirety.
		ADD: allow waiver to eliminate one loading space when gross floor area of building is less than 15,000 s.f.

Effective Date	District	Location
April 1, 2011		DELETE: Saybrook Well Field Aquifer Protection Zone Level B
		ADD: Aquifer Protection Area Level A Map for Saybrook Well Field

2012

Effective Date	Section	Description
January 2, 2012	9	DELETE SECTION & REPLACE NEW: Gross floor area & Gross floor area (Gateway Conservation Zone)
January 2, 2012	9	ADD: Accessory Apartment, (mixed use)

Effective Date	Section	Description
May 1, 2012	31.2.9 32.2.3 33.2.5 34.2.7	ADD: "Undertaker's Establishments"
May 1, 2012	59.2.9	AMEND: Exempt elevation of existing structure from Coastal Site Plan Review
May 1, 2012	9	AMEND: Definition of story in Special Flood Hazard Area
May 1, 2012	53	DELETE: 5 year maximum for daycare permits.
May 1, 2012	52.4	REMOVE: Mandatory referral of Special Exception application to Planning Commission.
May 1, 2012	51.8	AMEND: Bonding Requirements

Effective Date	Section	Description
December 10, 2012	32.2.10	ADD: sale, repair & servicing of boats as a Special Exception Use.
	32.2.11	ADD: storage of 8 or fewer boats as accessory to a Special Exception Use in 32.2.10

2013

Effective Date	Section	Location
March 4, 2013	5.1	DELETE: supplementary maps
March 4, 2013	9	AMEND: Structure to clarify that a patio less than 6' is not a structure.
March 4, 2013	10.5	DELETE/REPLACE: Casualty to extend to 2 years
March 4, 2013	51.6.4 B (2)	AMEND: Site development plans to require electronic NAD83 data
March 4, 2013	51.8	AMEND: Bond requirements to reflect new State Laws
March 4, 2013	22.2.4	REPLACE: "convalescent home" with "nursing home facility"
	23.2.3	
	24.2.5	
	25.2.3	
	27.2.2	
March 4, 2013	2.7.3	AMEND: Temporary Certificate Requirements
March 4, 2013	9	AMEND: Definition of Sign & Billboard
		ADD: Different types of sign definitions
March 4, 2013	11.1	RELOCATE: 11.2 into 11.1
		ADD: as prohibited flashing, moving, painted wall & vehicle signs
March 4, 2013	64	DELETE/REPLACE: Section 64: Signs in its entirety
March 4, 2013	53	AMEND: Reduce parking spaces per hotel room in SP-3 District.
March 4, 2013	53	AMEND: Allow for drive-through windows for pharmacies & banks in B-1 District.
June 17, 2013	53	ADD: Food & Beverage Concession Service



June 17, 2013	37.1.10	REPLACE: “Public walkway, park or fishing pier” with “Park or playground or open space land”
June 17, 2013	9	ADD: Definition of “Park”
Effective Date	District	Location
July 1, 2013	Zone Overlay	NEW: Saybrook Junction Incentive Housing Zone + Family Subzone, Map 40/Lot 5, Map 40/Lot 6-1, and Map 39/Lot 9.



ADMINISTRATIVE POLICIES

No. 1

A. General

Any Petition for amendment of the Zoning Regulations or Map will include the following:

1. **Petition.** The Petitioner will submit three (3) sufficient copies of a Petition, signed by the Petitioner or an authorized agent, that includes a statement setting forth the specific proposal requested to be granted a public hearing under the provisions of the Connecticut General Statutes and that may include a statement of the Petitioner's interest in the land for which the change is proposed and an identification of reasons for the change and the specific use anticipated.
2. **Text.** For Petitions concerning the Zoning Regulations, the Petitioner will submit three (3) sufficient copies of the precise wording of both the existing and the proposed text of the Zoning Regulation.
3. **Map.** For Petitions concerning the Zoning Map, the Petitioner will submit copies of:
 - a. A map, drawn to a scale not less than one inch equal to two hundred feet (1" = 200') covering the area of the proposed change and all area in the town of Old Saybrook within five hundred feet (500') of the proposed change, and showing for the area the existing and proposed zoning boundary lines, the existing property lines, and an outline sketch of all buildings within the properties abutting the proposed District change. The map will show contours based on Town datum, at contour intervals not less than ten feet (10'), and a north point whenever the proposed change includes an elevation variance of fifty feet (50') or more; and
 - b. A metes and bounds description of the area proposed to be changed.
4. **Fee.** The Petitioner will submit a minimum fee of two hundred dollars (\$200).
5. **Adjacent Property Owners.** The Petitioner will submit a list of names and current mailing addresses of property owners as indicated in the Old Saybrook Assessor's records, within five hundred feet (500') of the proposed district boundary change.

B. Additional Information

The commission will schedule for public hearing petitions submitted in accordance with these rules as required by law. The commission may require additional information as it deems necessary, to be submitted by the petitioner, before or at the public hearing, as the commission may determine.

No. 2

The Commission may require additional technical assistance in evaluating an application if the Commission finds that the nature and intensity of the development may have a significant impact on the site and its surrounding areas, and the Commission's staff will not be able to complete a technical review of an application in the time period prescribed by State statute.

The Commission will estimate the expense of the additional technical assistance based on a preliminary estimate prepared by a qualified party or expert. The Applicant will pay the estimated cost of reviewing the application times one hundred-fifty percent (150%), and the Applicant will deposit the fee with the Commission or its designated agent before review of the application or submission.

Upon completion of the technical review and final action by the Commission on the application, the Commission will determine the costs incurred for the review and refund the excess moneys to the Applicant. Applicants will not be responsible for costs incurred for technical assistance that exceeds one hundred-fifty percent (150%) of the estimate.