

- 7.4.8 Accessory Buildings and Structures in Residence Districts.** In Residence Districts, unattached accessory buildings or *structures* which are twenty (20') feet in *height* and four hundred (400') square feet in *gross floor area* may meet the lesser *setback* requirements for minor accessory buildings and *structures* as specified in the district.

Minor accessory buildings or *structures* that are ten (10') feet in height or less and one hundred twenty (120') square feet or less in *gross floor area* located on a lot less than twelve thousand five hundred (12,500) square feet may reduce the rear and other property line setback for minor accessory buildings by one half (1/2). Storage sheds are considered permanent minor accessory buildings.

21.5.5 Minor Accessory Buildings and Structures. (Residence AAA)

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|----|--|---------|
| 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 |

22.5.5 Minor Accessory Buildings and Structures. (Residence AA-1)

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|----|--|---------|
| 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 |

23.5.5 Minor Accessory Buildings and Structures. (Residence AA-2)

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|----|--|---------|
| 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 |

24.5.5 Minor Accessory Buildings and Structures. (*Residence A*)

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|----|--|---------|
| 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 |

25.5.5 Minor Accessory Buildings and Structures. (*Residence B*)

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|----|--|---------|
| 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 |

26.5.5 Minor Accessory Buildings and Structures. (*Residence AA-3*)

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|----|--|---------|
| 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 |

27.5.5 Minor Accessory Buildings and Structures (*Residence C*)

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|----|--|---------|
| 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 |

- 7.4.10 Special Setbacks from Tidal Wetlands** All activities are expressly prohibited within fifty (50') feet of a tidal wetland, except that such special setback shall not be applicable to buildings or other structures used for purposes under Paragraph 35.1.3, 35.1.5, 35.1.6, 35.1.7 when a Special Exception therefore has been approved by the Zoning Commission under the provisions of SECTION 52.

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, *fences* not over six (6) feet high; platforms 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 (30) s.f in conjunction with a minimum size Building Code compliant access ramp.

Section 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 his/her 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 his/her authorized agent for compliance with Flood Plain Management Ordinance of the Town of Old Saybrook Connecticut effective at the date of application. Applications for Certificates of Zoning Compliance and Certificates of Zoning Compliance for Buildings/Structures that are listed as exempt in the Flood Plain Management Ordinance of the Town of Old Saybrook Connecticut effective at the date of application can be issued by the Enforcement Officer.

Section 8 – Definitions

Special Flood Hazard Area. An area within the Town of Old Saybrook subject to one (1%) percent or greater chance of flooding in any given year, as identified on the Town of Old Saybrook's Flood Insurance Rate Map (FIRM).

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 with 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.

Revised Sections 64.5.2(c) [Central Business B-1] and 64.5.3(d) [Shopping Center Business B-2 and Gateway Business B-4]:

One sign, including a projecting *sign*, may be attached to one (1) wall of a *building* and may have a total area of as much as twenty percent (20%) of the area of the wall measured to a *height* of twelve (12) feet above ground level. *One sign* may be attached to a second wall of a *building* and will not exceed either five percent (5%) of the area of that wall measured to a *height* of twelve (12) feet above ground level or forty (40) square feet, whichever is less. There shall be no more than one sign mounted to one wall of a building for use by the same tenant/occupant. No occupant or tenant shall mount signs to more than two (2) walls of a *building* and no *sign* shall face any *street* unless the premises have direct vehicular access from such *street*.

In the event a building has more than one tenant/occupant multiple signs will be allowed with a maximum of one (1) sign per wall, per tenant/occupant with a maximum of two signs (not on the same wall) per tenant/occupant. Only two (2) sides of any building shall be permitted to have signage. Any additional walls shall remain vacant. This will be determined at a first come, first serve basis. Property owners will be encouraged to provide sign plans for properties proposing multiple tenants during the application process for any Special Exception or Site Plan Review by the Zoning Commission.

Revised Section 64.5.5 [Marine Commercial Limited MCL]:

Signs may be attached to one (1) wall of a building, including projecting *signs*, may have a total area of as much as ten percent (10%) of the area of the wall measured to a *height* of twelve (12) feet above ground level. *One sign* may be attached to a second wall of a *building* and will not exceed either five percent (5%) of the area of that wall measured to a *height* of twelve (12) feet above ground level or forty (40) square feet, whichever is less. There shall be no more than one sign mounted to one wall

of a building for use by the same tenant/occupant. No occupant or tenant shall mount signs to more than two (2) walls of a *building*, and no *sign* shall face any *street* unless the premises have direct vehicular access from such *street*.

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