Changes to Old Saybrook Zoning Ordinance and Subdivision Regulations by way of additions, corrections or deletions:

Article I, Sec. 4, Para. b. additon (changes are underscored)Page 77 b. A "lot" is any parcel of land occupied by one building or one unit group of buildings and its accessory buildings and uses, including such open spaces as are provided or as are required by this ordinance. Any portion of a lot with elev. less than 5.5 shall not be included when considering area requirements.

Article II. Sec. 13. Para. 1 Page 82

- 1. The lot shall have an area of at least 25,000 square feet in locations served by public water supply, or one (1) acre where public water supply is not available.
- 4. Sanitation sewage disposal, to comply with the Connecticut Public Health Code under the direction of the local Director of Health.

Article III. Sec. 1. Para 10 Page 86

Lot Frontage and Area: No lot shall have less than one acre per family except in Modified AA, where one-half acre per family is permitted provided public water supply is available. Lots in AA acre zone shall have a minimum frontage of 125 feet. Lots in Modified AA zone shall have a minimum frontage of 100 feet.

Sec. 2. Page 87

Lot frontage and Area: No lot shall have a frontage of less than 100 feet or an area of less than 12,500 square feet where public water supply is available or less than one (1) acre if water supply is to be developed on the lot.

Sec. 3. Page 88

Lot frontage and area: No lot shall have a frontage of less than 100 feet or an area of less than 12,500 square feet per family where public water supply is available or less than one (1) acre if water supply is to be developed on the lot.

Sec. 4. a.

- 3. Package store, bank, office, studio. (Eliminated 3 1tems but included them in new paragraph 6 below) (Combined old para.3&4)

 4. Newspaper and job printing (merely changed para # designation)
- 4. Newspaper and job printing (merely changed para. # designation)
 5. Mortuary or undertaking rooms(" " " " ")
- 6. (new para.) Restaurant, tavern, grill, hotel, theater. Self-service laundry only where sufficient area is provided for adequate waste disposal, and an equal reserve area for this purpose is available if the original disposal system clogs and fails. The disposal area requirement shall be determined in each case by the Director of Health or his representative, after consideration of the proposed use, type of soil and topography. Launderies shall not be permitted in areas dependent on individual water supply.

Sec. 4. b. Page ;89

8. Side and Rear Yards: Lots used for residence shall conform to the requirements of B Residence zone and lots used for business shall have a rear yard at least 10 feet in depth provided the total sq. ft. area of all buildings and facilities shall not cover more than 75% of the sq.ft. area of the site, less that area within 10 ft. of any street line.

Page 90. Sec. 5

Side and Rear Yards: Lots used for residence shall conform to the requirements of B residence zone and lots used for business shall have a rear yard at least 10 feet in depth provided the total sq. ft. area of all buildings and facilities shall not cover more than 60% of the sq. ft. area of the site, less that area within 25 ft. of any street line.

- Para. 4 Add the number designation for this paragraph. Page 90
- Para. 4 Add sub-section (3)

Page 90

(3) An area suitable for sewage disposal of at least 1,000 sq. ft. per room shall be provided. On site laundry and food service facilities must comply with Art.III Sec 4 Para a.6 and be provided with separate disposal systems.

Page 91. RESTRICTIONS:

1. Smoke Control

The emission of smoke or particulate matter from any source, of opacity greater than Ringleman #2 for more than 5 minutes in any 12 hour period shall be prohibited.

1. a. (new para.) Liquid wastes - All liquid wastes, except clean water from cooling or similar equipment, shall be disposed of by an adequate sub-surface system.

Section 8. Flood Plain Zone (Page 95) (Whole new section)

The Flood Plain Zone shall consist of all lands in the town of Old Saybrook with an elevation of less than five and one-half ; $(5\frac{1}{2})$ feet above mean sea level (0.0.G.S.D.) and approximately plotted on the Zoning Map.

The exact limits shall be determined by the Enforcement Officer to the best of his ability by on-site inspection. Any appeals from his decision shall be taken before the Zoning Board of Appeals as a reversal of the Zoning Enforcement Officer's order and shall show proof by survey that he is in error.

Permitted Uses:

- 1. Parks, playgrounds and wildlife sanctuaries, operated by governmental units or non-profit organizations.
- 2. Farming, truck and nursery gardening.
- The parking of motor vehicles as an accessory to a use permitted in an adjacent district.
- 4. In cases of overlapping of the Flood Plain Zones with that of Business, Industrial, and Marine Commercial Zones, the Board of Appeals may as a special exception, grant permits for those uses only after public hearing and subject to the following restrictions:
 - That it in no way relates to living quarters of any sort.
 - That maximum protection from tidal and storm flooding be ъ. attained.
 - That adequate provision for sewage disposal be made as approved by the Director of Health.
 - That the intent of the provisions of Art. I, Sec. 1 of đ. these regulations is adhered to.