

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Resolution (Amendment of Zoning Regulations - Bed and Breakfast)
10/18/93

WHEREAS, on January 25, 1993 the Old Saybrook Zoning Commission commenced a public hearing to consider a series of sets of proposed amendments to the Zoning Regulations of the Town of Old Saybrook, which series included Set M - Bed and Breakfast which makes provision for bed and breakfast transient lodging in certain Residence and Business Districts on the Zoning Map, subject to approval of a Special Exception therefor by the Zoning Commission; and

WHEREAS, the Zoning Commission has considered the information presented at the public hearing, including the statutory referral reports received,

NOW THEREFORE BE IT RESOLVED by the Zoning Commission as follows:

- A. Said amendment set M - Bed and Breakfast, dated as Proposed 11/2/92, Revised 11/12/92, a copy of which is attached hereto, is adopted and shall become effective on November 10, 1993 after due notice and filing as required by law.
- B. Said amendment is adopted because the bed and breakfast transient lodging use as proposed is an appropriate addition to the comprehensive plan of zoning for the Town and adequate safeguards are provided to protect the public health and safety and the character of the neighborhoods.

Adopted at a meeting of the Old Saybrook Zoning Commission on October 18, 1993.

OLD SAYBROOK ZONING COMMISSION


Marion Carpenter, Clerk

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations (Bed and Breakfast)

Proposed: 11/2/92; Revised: 11/12/92

Adopted: October 18, 1993; Effective Date: November 10, 1993

SECTION 9 - DEFINITIONS

- A. Under Par. 9.1 General add a new definition, in appropriate alphabetical order, to read as follows:

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

SECTIONS 23, 24, 32, 33 and 34

- B. Add "Bed and Breakfast Transient Lodging" to the list of Special Exception Uses in the following districts:

SECTION 23 -- RESIDENCE AA-2 DISTRICT: add to Par. 23.2.1

SECTION 24 -- RESIDENCE A DISTRICT: add to Par. 24.2.1.

SECTION 31 -- CENTRAL BUSINESS B-1 DISTRICT: add a new Par. 31.2.2.

SECTION 32 -- SHOPPING CENTER BUSINESS B-2 DISTRICT: add as a new Par. 32.2.5

SECTION 33 -- RESTRICTED BUSINESS B-3 DISTRICT: add to Par. 33.2.5

SECTION 34 -- GENERAL BUSINESS B-4 DISTRICT: add as a new Par. 34.2.5

SECTION 52 - SPECIAL EXCEPTIONS (Zoning Commission)

- C. Under Par. 52.7 Special Standards, add a new Par. 52.7.14 Bed and Breakfast to read as follows:

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

- a. The dwelling shall be located on a lot in the Residence AA-2 or A District or the Central Business B-1, Shopping Center Business B-2, Restricted Business B-3 or General Business B-4 District.
- b. The owner of the dwelling shall reside on the premises, and the premises shall be the principal place of residence of such owner.
- c. The dwelling shall have a minimum floor area of 2,000 square feet and shall be found to be capable of accommodating such rooms for transient visitors based on interior arrangement, size, structural condition and mechanical equipment. There shall be no more than four (4) such rooms in the dwelling and each room shall be limited

to double occupancy. One (1) full bathroom shall be provided for each two (2) rooms for transient visitors. Not less than 750 square feet of the dwelling shall be reserved and assigned as the dwelling unit for occupancy by the owner of the premises.

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

- i. No such bed and breakfast transient lodging use is permitted in a dwelling where rooms are rented as provided in Par. 8.7.
- j. In the event of any change in ownership of the lot where an approved bed and breakfast use is located, the new owner, before continuation of the operation of the use, shall submit an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and the APPLICATION shall be approved and CERTIFICATE issued by the Zoning Enforcement Officer when the Officer determines that the continued use will be in compliance with these Regulations and the original Special Exception requirements for the lot.